

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

23/311 Dandenong Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$380,000

### Median sale price

Median price \$557,750 Property Type Unit Suburb Prahran

Period - From 01/10/2024 to 31/12/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 12/209 Dandenong Rd WINDSOR 3181 | \$370,000 | 23/12/2024   |
| 2 | 13/2 Armadale St ARMADALE 3143   | \$380,000 | 19/11/2024   |
| 3 | 11/7 Ellesmere Rd WINDSOR 3181   | \$370,000 | 25/10/2024   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/03/2025 09:22

23/311 Dandenong Road, Prahran Vic 3181



Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$350,000 - \$380,000

**Median Unit Price**

December quarter 2024: \$557,750



**Rooms:** 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**12/209 Dandenong Rd WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 23/12/2024

**Property Type:** Apartment



**13/2 Armadale St ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 19/11/2024

**Property Type:** Apartment



**11/7 Ellesmere Rd WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 25/10/2024

**Property Type:** Apartment

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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