

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

24/8 Sydney Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000

&

\$770,000

Median sale price

Median price \$527,500

Property Type Unit

Suburb Prahran

Period - From 26/05/2024

to

25/05/2025

Source Property Data

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	2/23-25 Ashleigh Rd ARMADALE 3143	\$770,000	25/04/2025
2	13/26 Armadale St ARMADALE 3143	\$781,000	01/03/2025
3	1/12a Abeckett St PRAHRAN 3181	\$791,000	27/02/2025

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:

26/05/2025 10:31

24/8 Sydney Street, Prahran Vic 3181



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Indicative Selling Price

\$730,000 - \$770,000

Median Unit Price

26/05/2024 - 25/05/2025: \$527,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/23-25 Ashleigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$770,000

Method: Private Sale

Date: 25/04/2025

Property Type: Apartment



13/26 Armadale St ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$781,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Apartment



1/12a Abeckett St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$791,000

Method: Auction Sale

Date: 27/02/2025

Property Type: Apartment

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



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