

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

26/20 Wynnstay Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2023

to

30/09/2024

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	9/354 Toorak Rd SOUTH YARRA 3141	\$580,000	07/12/2024
2	2/1-3 Graylings Av ST KILDA EAST 3183	\$585,000	07/12/2024
3	5/3 Rae Ct PRAHRAN 3181	\$586,000	23/11/2024

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:

06/01/2025 10:16



 2  1  2

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$585,000
Median Unit Price
Year ending September 2024: \$522,500

Comparable Properties



9/354 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$580,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Apartment



2/1-3 Graylings Av ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  2

Price: \$585,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit



5/3 Rae Ct PRAHRAN 3181 (REI)

Agent Comments

 2  1  1

Price: \$586,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504