

# 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

28/20 St Edmonds 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 \$620,000 & \$680,000

### Median sale price

Median price \$550,500 Property Type Unit Suburb Prahran

Period - From 01/01/2026 to 31/03/2026 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	103/12 Anchor PI PRAHRAN 3181	\$630,000	02/04/2026
2	32/670 Malvern Rd PRAHRAN 3181	\$635,000	30/03/2026
3	413/87 High St PRAHRAN 3181	\$671,000	16/02/2026

**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:

17/04/2026 16:11



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**103/12 Anchor PI PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 02/04/2026

**Property Type:** Apartment



**32/670 Malvern Rd PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$635,000

**Method:** Sold Before Auction

**Date:** 30/03/2026

**Property Type:** Apartment



**413/87 High St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$671,000

**Method:** Private Sale

**Date:** 16/02/2026

**Property Type:** Apartment