

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

3/29 The Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$480,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2025

to

30/06/2025

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	9/15 Kelvin Gr PRAHRAN 3181	\$640,000	11/09/2025
2	1/660 Malvern Rd PRAHRAN 3181	\$637,000	06/09/2025
3	8/41 Sutherland Rd ARMADALE 3143	\$636,000	12/07/2025

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:

18/09/2025 09:33



2 1 1

Property Type:

Agent Comments

Comparable Properties



9/15 Kelvin Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$640,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: Apartment



1/660 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$637,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Apartment

Land Size: 92 sqm approx



8/41 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$636,000

Method: Auction Sale

Date: 12/07/2025

Property Type: Apartment

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