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	3/6 Closeburn Avenue, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$460,000	&	\$500,000
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Median sale price

Median price	\$522,500	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/04/2024	to	31/03/2025	Sc	ource	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

Address of comparable property		Price	Date of sale
1	2/49a Denbigh Rd ARMADALE 3143	\$497,000	22/03/2025
2	2/13 Arkle St PRAHRAN 3181	\$487,500	10/12/2024
3	8/4 The Avenue WINDSOR 3181	\$461,000	25/10/2024

OR

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

This Statement of Information was prepared on:	10/04/2025 12:15













Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$460,000 - \$500,000 **Median Unit Price** Year ending March 2025: \$522,500

Comparable Properties



2/49a Denbigh Rd ARMADALE 3143 (REI)





Price: \$497,000 Method: Auction Sale Date: 22/03/2025 Property Type: Unit

Agent Comments



2/13 Arkle St PRAHRAN 3181 (REI/VG)







Agent Comments

Price: \$487,500 Method: Private Sale Date: 10/12/2024

Property Type: Apartment



8/4 The Avenue WINDSOR 3181 (REI/VG)

Price: \$461,000





Agent Comments

Method: Auction Sale Date: 25/10/2024 Property Type: Unit

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





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