

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

3/6 Closeburn Avenue, Prahran Vic 3181

Indicative selling price

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

Range between

\$460,000

&

\$500,000

Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2024

to

31/03/2025

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	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 comparable properties 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)

Agent Comments



Price: \$497,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Unit



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)

Agent Comments



Price: \$461,000

Method: Auction Sale

Date: 25/10/2024

Property Type: Unit

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