

# 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

304/10 Hillingdon Place, 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

\$520,000

&

\$570,000

### Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2025

to

30/09/2025

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	7/10 Williams Rd PRAHRAN 3181	\$540,000	08/09/2025
2	310/10 Hillingdon PI PRAHRAN 3181	\$560,000	30/10/2025
3	34/20 St Edmonds Rd PRAHRAN 3181	\$565,500	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:

31/10/2025 13:37

304/10 Hillingdon Place, Prahran Vic 3181



James Annett  
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**Indicative Selling Price**

\$520,000 - \$570,000

**Median Unit Price**

September quarter 2025: \$530,000



1 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**7/10 Williams Rd PRAHRAN 3181 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 08/09/2025

**Property Type:** Unit



**310/10 Hillingdon PI PRAHRAN 3181 (REI)**

Agent Comments

1 1 1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 30/10/2025

**Property Type:** Apartment



**34/20 St Edmonds Rd PRAHRAN 3181 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$565,500

**Method:** Auction Sale

**Date:** 12/07/2025

**Property Type:** Apartment

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



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