

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

310/10 Hillingdon Place, Prahran Vic 3181

Indicative selling price

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

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$491,750

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2024

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	31/166 Toorak Rd.W SOUTH YARRA 3141	\$540,000	22/08/2025
2	507C/3 Greeves St ST KILDA 3182	\$565,000	25/06/2025
3	203/99 River St SOUTH YARRA 3141	\$557,000	19/05/2025

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:

20/09/2025 17:50



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median Unit Price
Year ending June 2025: \$491,750

Comparable Properties



311/166 Toorak Rd.W SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$540,000
Method: Private Sale
Date: 22/08/2025
Property Type: Unit



507C/3 Greeves St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$565,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: Apartment



203/99 River St SOUTH YARRA 3141 (VG)

Agent Comments

1 - -

Price: \$557,000
Method: Sale
Date: 19/05/2025
Property Type: Strata Unit/Flat