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	

Indicative selling price

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

Median sale price

Median price	\$491,750	Pro	perty Type	Jnit		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

Add	dress 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 comparableproperties 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





Alex Noutsos 0419 203 684 alex.noutsos@belleproperty.com

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



Property Type: Apartment **Agent Comments**

Comparable Properties



31/166 Toorak Rd.W SOUTH YARRA 3141 (REI)

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

Agent Comments



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

Price: \$565,000

Method: Sold Before Auction

Date: 25/06/2025

Property Type: Apartment

Agent Comments



203/99 River St SOUTH YARRA 3141 (VG)

Price: \$557,000 Method: Sale Date: 19/05/2025

Property Type: Strata Unit/Flat

Agent Comments

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





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