

# 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

4/8 Closeburn Avenue, 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 \$550,000 & \$590,000

### 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	7/16 Fulton St ARMADALE 3143	\$580,000	28/03/2025
2	12/1 Duncraig Av ARMADALE 3143	\$567,500	04/03/2025
3	2/7 Denbigh Rd ARMADALE 3143	\$580,000	18/02/2025

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:

26/05/2025 09:16



2 1 1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$590,000  
**Median Unit Price**  
Year ending March 2025: \$522,500

## Comparable Properties



**7/16 Fulton St ARMADALE 3143 (REI)**

**Agent Comments**

2 1 1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 28/03/2025  
**Property Type:** Apartment



**12/1 Duncraig Av ARMADALE 3143 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$567,500  
**Method:** Sold Before Auction  
**Date:** 04/03/2025  
**Property Type:** Unit



**2/7 Denbigh Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 18/02/2025  
**Property Type:** Apartment

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