

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

40/6 WILLIAMS ROAD PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$265,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Prahran

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

17/6 WILLIAMS ROAD PRAHRAN VIC 3181	\$285,000	21-Jul-25
5/1 WREXHAM ROAD WINDSOR VIC 3181	\$295,000	01-Apr-25
18/5-9 FULTON STREET ST KILDA EAST VIC 3183	\$295,000	27-May-25

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 6 months.~~

This Statement of Information was prepared on: 12 August 2025


**17/6 WILLIAMS ROAD PRAHRAN
VIC 3181**

 1
  1
  1

Sold Price

^{RS} **\$285,000**

Sold Date

21-Jul-25

Distance

0km

**5/1 WREXHAM ROAD WINDSOR
VIC 3181**

 1
  1
  1

Sold Price

^{RS} **\$295,000**

Sold Date

01-Apr-25

Distance

0.33km

**18/5-9 FULTON STREET ST KILDA
EAST VIC 3183**

 1
  1
  1

Sold Price

^{RS} **\$295,000** ^{UN}

Sold Date

27-May-25

Distance

0.5km
RS = Recent sale

UN = Undisclosed Sale

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