

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

409/10 Hillingdon Place, Prahran Vic 3181

Indicative selling price

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

Range between

\$760,000

&

\$830,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Prahran

Period - From

10/09/2024

to

09/09/2025

Source

Property Data

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	5/34 Rockley Rd SOUTH YARRA 3141	\$825,000	30/08/2025
2	3/12 Cromwell Rd SOUTH YARRA 3141	\$803,000	06/06/2025
3	15/411 Toorak Rd TOORAK 3142	\$765,000	24/05/2025

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:

10/09/2025 16:30



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$760,000 - \$830,000
Median Unit Price
10/09/2024 - 09/09/2025: \$525,000

Comparable Properties



5/34 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$825,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Apartment



3/12 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$803,000
Method: Sold Before Auction
Date: 06/06/2025
Property Type: Apartment



15/411 Toorak Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$765,000
Method: Private Sale
Date: 24/05/2025
Property Type: Apartment