

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

5/327 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$730,000

&

\$790,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2025

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	8/767 Malvern Rd TOORAK 3142	\$765,000	16/05/2025
2	6/62 Wattletree Rd ARMADALE 3143	\$830,000	30/04/2025
3	27/62 Wattletree Rd ARMADALE 3143	\$791,000	29/03/2025

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:

22/05/2025 09:09

5/327 Dandenong Road, Prahran Vic 3181



Walter Summons

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Indicative Selling Price

\$730,000 - \$790,000

Median Unit Price

March quarter 2025: \$510,000



2 2 1

Property Type: Apartment

Land Size: 170sqm approx sqm approx

Agent Comments

Comparable Properties



8/767 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2 1 2

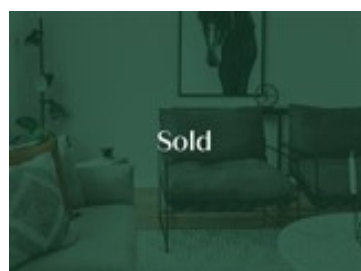
Price: \$765,000

Method: Private Sale

Date: 16/05/2025

Property Type: Apartment

Land Size: 101 sqm approx



6/62 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 2 2

Price: \$830,000

Method: Sold Before Auction

Date: 30/04/2025

Property Type: Apartment



27/62 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$791,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Apartment

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



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