

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

5/4 Rae Court, Prahran Vic 3181

Indicative selling price

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

Range between \$625,000

&

\$685,000

Median sale price

Median price \$480,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2025

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	Price	Date of sale
1	1/25 Octavia St ST KILDA 3182	\$675,000	13/09/2025
2	9/15 Kelvin Gr PRAHRAN 3181	\$640,000	11/09/2025
3	2/241 Williams Rd SOUTH YARRA 3141	\$680,000	05/09/2025

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:

02/10/2025 12:06



Property Type: Apartment

Comparable Properties



1/25 Octavia St ST KILDA 3182 (REI)

Agent Comments



Price: \$675,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Apartment



9/15 Kelvin Gr PRAHRAN 3181 (REI)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: Apartment



2/241 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 05/09/2025

Property Type: Apartment