

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

6/6 Closeburn Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$491,750

Property Type Unit

Suburb Prahran

Period - From 01/07/2024

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	2/6 Closeburn Av PRAHRAN 3181	\$441,000	19/07/2025
2	3/55 Northcote Rd ARMADALE 3143	\$418,000	22/05/2025
3	9/6 Closeburn Av PRAHRAN 3181	\$435,000	21/03/2025

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:

08/09/2025 17:00



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

Year ending June 2025: \$491,750

Comparable Properties

2/6 Closeburn Av PRAHRAN 3181 (VG)

Agent Comments



Price: \$441,000

Method: Sale

Date: 19/07/2025

Property Type: Strata Unit/Flat



3/55 Northcote Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$418,000

Method: Private Sale

Date: 22/05/2025

Property Type: Apartment

9/6 Closeburn Av PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 21/03/2025

Property Type: Unit

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504