

# 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 Hillingdon Place, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$1,164,000

Property Type Townhouse

Suburb Prahran

Period - From 10/06/2024

to

09/06/2025

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 | 5/141 Alma Rd ST KILDA EAST 3183      | \$975,000 | 01/06/2025   |
| 2 | G04/2B Hertford St ST KILDA EAST 3183 | \$962,500 | 02/05/2025   |
| 3 |                                       |           |              |

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:

10/06/2025 12:42



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**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

10/06/2024 - 09/06/2025: \$1,164,000



2 2 1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**5/141 Alma Rd ST KILDA EAST 3183 (REI)**

Agent Comments

2 2 2

**Price:** \$975,000

**Method:** Auction Sale

**Date:** 01/06/2025

**Property Type:** Townhouse (Res)



**G04/2B Hertford St ST KILDA EAST 3183 (REI)**

Agent Comments

2 2 1

**Price:** \$962,500

**Method:** Private Sale

**Date:** 02/05/2025

**Property Type:** Apartment

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.

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



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