

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

74 Aberdeen Road, Prahran Vic 3181

Indicative selling price

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

Range between \$1,375,000

&

\$1,450,000

Median sale price

Median price \$1,577,500

Property Type House

Suburb Prahran

Period - From 01/04/2024

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	19 York St PRAHRAN 3181	\$1,415,000	22/05/2025
2	19 Erica St WINDSOR 3181	\$1,400,000	13/04/2025
3	16 Mt Pleasant Gr ARMADALE 3143	\$1,425,000	19/03/2025

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:

16/06/2025 10:55

74 Aberdeen Road, Prahran Vic 3181



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,375,000 - \$1,450,000

Median House Price

Year ending March 2025: \$1,577,500



2 2 0

Rooms: 4

Property Type: House (Res)

Land Size: 97 sqm approx

Agent Comments

Comparable Properties



19 York St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,415,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: House (Res)



19 Erica St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$1,400,000

Method: Auction Sale

Date: 13/04/2025

Property Type: House (Res)

Land Size: 179 sqm approx



16 Mt Pleasant Gr ARMADALE 3143 (REI/VG)

Agent Comments

3 1 -

Price: \$1,425,000

Method: Private Sale

Date: 19/03/2025

Property Type: House

Land Size: 181 sqm approx

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



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