

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

9/20 St Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$385,000

&

\$420,000

Median sale price

Median price

\$531,875

Property Type

Unit

Suburb

Prahran

Period - From

11/06/2024

to

10/06/2025

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	10/21 Izett St PRAHRAN 3181	\$390,000	21/03/2025
2	312/201 High St PRAHRAN 3181	\$395,000	08/03/2025
3	310/120 Greville St PRAHRAN 3181	\$397,000	13/02/2025

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:

11/06/2025 10:51



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
11/06/2024 - 10/06/2025: \$531,875

Comparable Properties



10/21 Izett St PRAHRAN 3181 (VG)

Agent Comments

1 - -

Price: \$390,000
Method: Sale
Date: 21/03/2025
Property Type: Strata Unit/Flat



312/201 High St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$395,000
Method: Private Sale
Date: 08/03/2025
Property Type: Apartment

310/120 Greville St PRAHRAN 3181 (VG)

Agent Comments

1 - -

Price: \$397,000
Method: Sale
Date: 13/02/2025
Property Type: Strata Unit/Flat

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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