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	

Indicative selling price

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

Median sale price

Median price	\$535,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	13/05/2024	to	12/05/2025	So	urce	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	73/8 Perth St PRAHRAN 3181	\$745,000	11/03/2025

2	79/8 Perth St PRAHRAN 3181	\$737,000	07/02/2025
3	7/25 Macquarie St PRAHRAN 3181	\$765,000	16/01/2025

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:	13/05/2025 13:47





James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$689,000 - \$749,000 Median Unit Price 13/05/2024 - 12/05/2025: \$535,000





Rooms: 4

Property Type: Apartment Agent Comments

Comparable Properties



73/8 Perth St PRAHRAN 3181 (REI/VG)

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1

73. 1

Price: \$745,000

Method: Sold Before Auction

Date: 11/03/2025

Property Type: Apartment

Agent Comments



79/8 Perth St PRAHRAN 3181 (REI/VG)

2

Price: \$737,000

Date: 07/02/2025 Property Type: Unit

Method: Sold Before Auction

1

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Agent Comments

7/25 Macquarie St PRAHRAN 3181 (VG)

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7

Price: \$765,000 Method: Sale Date: 16/01/2025

Property Type: Strata Unit/Flat

Agent Comments

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





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