

# 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

103/10 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

\$650,000

&

\$715,000

### Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Prahran

Period - From

04/07/2024

to

03/07/2025

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 | 1/20 Princes St ST KILDA 3182  | \$695,000 | 26/06/2025   |
| 2 | 1/637 Malvern Rd TOORAK 3142   | \$715,000 | 19/05/2025   |
| 3 | 6/5 The Avenue WINDSOR 3181    | \$660,000 | 22/03/2025   |

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:

04/07/2025 15:37



2   
 1   
 1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

04/07/2024 - 03/07/2025: \$525,000

## Comparable Properties



**1/20 Princes St ST KILDA 3182 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 26/06/2025

**Property Type:** Apartment



**1/637 Malvern Rd TOORAK 3142 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 19/05/2025

**Property Type:** Unit



**6/5 The Avenue WINDSOR 3181 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$660,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** Apartment

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