

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

5/11 Donald Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$380,000

&

\$418,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Prahran

Period - From

13/08/2024

to

12/08/2025

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	4/30 Wellington St ST KILDA 3182	\$420,000	10/07/2025
2	9/20 St Edmonds Rd PRAHRAN 3181	\$410,000	20/06/2025
3	8/5 Woonsocket Ct ST KILDA 3182	\$415,000	05/05/2025

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:

13/08/2025 16:12



1
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Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

13/08/2024 - 12/08/2025: \$525,000

Comparable Properties



4/30 Wellington St ST KILDA 3182 (REI)

Agent Comments

1
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Price: \$420,000

Method: Private Sale

Date: 10/07/2025

Property Type: Apartment



9/20 St Edmonds Rd PRAHRAN 3181 (REI)

Agent Comments

1
 1
 1

Price: \$410,000

Method: Private Sale

Date: 20/06/2025

Property Type: Apartment



8/5 Woonsocket Ct ST KILDA 3182 (REI/VG)

Agent Comments

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 1

Price: \$415,000

Method: Private Sale

Date: 05/05/2025

Property Type: Apartment

Land Size: 814 sqm approx

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