

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

101/1 Mount Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$346,000

&

\$380,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Prahran

Period - From

22/08/2024

to

21/08/2025

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	107/555 St Kilda Rd MELBOURNE 3004	\$380,000	21/05/2025
2	501/36 Wilson St SOUTH YARRA 3141	\$365,000	02/05/2025
3	306/1 Clara St SOUTH YARRA 3141	\$380,000	28/03/2025

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:

22/08/2025 14:17



1 bed 1 bath 0 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$346,000 - \$380,000
Median Unit Price
22/08/2024 - 21/08/2025: \$525,000

Comparable Properties



107/555 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$380,000
Method: Private Sale
Date: 21/05/2025
Property Type: Apartment



501/36 Wilson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$365,000
Method: Private Sale
Date: 02/05/2025
Property Type: Apartment



306/1 Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$380,000
Method: Private Sale
Date: 28/03/2025
Property Type: Apartment

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