

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

201/446 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Single price \$1,175,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2024

to 30/09/2025

Source REIV

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	501/16 Porter St PRAHRAN 3181	\$1,160,000	16/10/2025
2	6/8 High St WINDSOR 3181	\$1,111,000	13/09/2025
3	403/3 Evergreen Mews ARMADALE 3143	\$1,150,000	24/06/2025

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:

19/12/2025 10:38



 3
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  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,175,000

Median Unit Price

Year ending September 2025: \$520,000

Comparable Properties

501/16 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,160,000

Method: Auction Sale

Date: 16/10/2025

Property Type: Apartment

6/8 High St WINDSOR 3181 (VG)

Agent Comments

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Price: \$1,111,000

Method: Sale

Date: 13/09/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



403/3 Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,150,000

Method: Private Sale

Date: 24/06/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336