

# 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

409/10 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

\$760,000

&

\$830,000

### Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Prahran

Period - From

10/09/2024

to

09/09/2025

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 | 5/34 Rockley Rd SOUTH YARRA 3141  | \$825,000 | 30/08/2025   |
| 2 | 3/12 Cromwell Rd SOUTH YARRA 3141 | \$803,000 | 06/06/2025   |
| 3 | 15/411 Toorak Rd TOORAK 3142      | \$765,000 | 24/05/2025   |

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:

10/09/2025 16:30



2 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$760,000 - \$830,000  
Median Unit Price  
10/09/2024 - 09/09/2025: \$525,000

Comparable Properties



5/34 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$825,000  
Method: Auction Sale  
Date: 30/08/2025  
Property Type: Apartment



3/12 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$803,000  
Method: Sold Before Auction  
Date: 06/06/2025  
Property Type: Apartment



15/411 Toorak Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$765,000  
Method: Private Sale  
Date: 24/05/2025  
Property Type: Apartment