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	

Indicative selling price

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

Range between \$250,000 & \$275,000	Range between	\$250,000	&	\$275,000
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Median sale price

Median price	\$480,000	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/04/2025	to	30/06/2025	9	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

Add	dress of comparable property	Price	Date of sale
1	3/1 Lumley Ct PRAHRAN 3181	\$255,000	10/09/2025
2	10/87 Alma Rd ST KILDA EAST 3183	\$275,000	23/08/2025
3	24/6 Williams Rd PRAHRAN 3181	\$262,000	04/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/09/2025 11:42









Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$250,000 - \$275,000 Median Unit Price June quarter 2025: \$480,000

Comparable Properties



3/1 Lumley Ct PRAHRAN 3181 (REI)

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Price: \$255,000 Method: Private Sale Date: 10/09/2025

Property Type: Apartment

Agent Comments



10/87 Alma Rd ST KILDA EAST 3183 (REI)

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Agent Comments

Price: \$275,000 Method: Auction Sale Date: 23/08/2025

Property Type: Apartment



24/6 Williams Rd PRAHRAN 3181 (REI)

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Price: \$262,000 Method: Private Sale Date: 04/08/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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