

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

104/139 York 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 \$530,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2025

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	110/7 King St PRAHRAN 3181	\$310,000	03/10/2025
2	101/1 Mount St PRAHRAN 3181	\$355,000	30/09/2025
3	214/35 Wilson St SOUTH YARRA 3141	\$375,000	17/09/2025

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:

22/10/2025 11:56

Michael Tynan

03 9520 9000

0430 163 902

mtynan@bigginScott.com.au

Indicative Selling Price

\$346,000 - \$380,000

Median Unit Price

September quarter 2025: \$530,000

**Property Type:** Apartment

Agent Comments

Comparable Properties

**110/7 King St PRAHRAN 3181 (REI)****Price:** \$310,000**Method:** Private Sale**Date:** 03/10/2025**Property Type:** Apartment

Agent Comments

1 x bedroom, 1 x bath, 0 x car - contemporary complex

**101/1 Mount St PRAHRAN 3181 (REI)****Price:** \$355,000**Method:** Private Sale**Date:** 30/09/2025**Property Type:** Apartment

Agent Comments

1 x bedroom, 1 x bath, 0.51km from subject property, no car parking

**214/35 Wilson St SOUTH YARRA 3141 (REI/VG)****Price:** \$375,000**Method:** Private Sale**Date:** 17/09/2025**Property Type:** Apartment

Agent Comments

0.43km from subject property, 1 x bedroom, no car

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