

# 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 502/220 Commercial Road, 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 \$500,000 & \$550,000

### Median sale price

Median price \$550,500 Property Type Unit Suburb Prahran

Period - From 01/01/2026 to 31/03/2026 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	48/5-9 Fulton St ST KILDA EAST 3183	\$510,000	08/04/2026
2	15/1 Ruabon Rd TOORAK 3142	\$562,500	28/03/2026
3	21/149 Fitzroy St ST KILDA 3182	\$525,000	23/03/2026

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: 09/04/2026 09:06



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

March quarter 2026: \$550,500

## Comparable Properties



**48/5-9 Fulton St ST KILDA EAST 3183 (REI)**

**Agent Comments**

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**Price:** \$510,000

**Method:** Private Sale

**Date:** 08/04/2026

**Property Type:** Apartment



**15/1 Ruabon Rd TOORAK 3142 (REI)**

**Agent Comments**

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**Price:** \$562,500

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Apartment



**21/149 Fitzroy St ST KILDA 3182 (REI)**

**Agent Comments**

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**Price:** \$525,000

**Method:** Private Sale

**Date:** 23/03/2026

**Property Type:** Apartment

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



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