

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 4/32 Aberdeen Road, Prahran Vic 3181

Indicative selling price

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

Range between \$395,000 & \$434,500

Median sale price

Median price \$505,000 Property Type Unit Suburb Prahran

Period - From 01/01/2025 to 31/12/2025 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	10/52 Sutherland Rd ARMADALE 3143	\$410,000	23/01/2026
2	16/5 Gordon St TOORAK 3142	\$400,000	13/01/2026
3	1/32 Donald St PRAHRAN 3181	\$432,500	27/11/2025

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.~~

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Indicative Selling Price

\$395,000 - \$434,500

Median Unit Price

Year ending December 2025: \$505,000



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Property Type: Apartment

Agent Comments

Comparable Properties



10/52 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 23/01/2026

Property Type: Apartment



16/5 Gordon St TOORAK 3142 (VG)

Agent Comments

1 - -

Price: \$400,000

Method: Sale

Date: 13/01/2026

Property Type: Strata Unit/Flat



1/32 Donald St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$432,500

Method: Private Sale

Date: 27/11/2025

Property Type: Apartment

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