

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

4/18 Airlie Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 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	9/32 Aberdeen Rd PRAHRAN 3181	\$425,000	20/03/2026
2	14/10 Highbury Gr PRAHRAN 3181	\$386,000	21/11/2025
3	2/297 Dandenong Rd PRAHRAN 3181	\$425,000	13/11/2025

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.~~

This Statement of Information was prepared on:

02/04/2026 12:37



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

December quarter 2025: \$560,000

Comparable Properties



9/32 Aberdeen Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$425,000

Method: Private Sale

Date: 20/03/2026

Property Type: Apartment



14/10 Highbury Gr PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$386,000

Method: Private Sale

Date: 21/11/2025

Property Type: Apartment



2/297 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$425,000

Method: Sold Before Auction

Date: 13/11/2025

Property Type: Apartment

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