

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

20/17 Ellesmere Road, Prahran Vic 3181

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$525,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2025

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	5/28 Clifton St PRAHRAN 3181	\$550,000	09/06/2026
2	7/159 Peel St WINDSOR 3181	\$530,000	26/05/2026
3	304/35 Simmons St SOUTH YARRA 3141	\$545,000	22/05/2026

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:

03/07/2026 09:25

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Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

Year ending March 2026: \$525,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/28 Clifton St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 09/06/2026

Property Type: Apartment



7/159 Peel St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 26/05/2026

Property Type: Apartment



304/35 Simmons St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$545,000

Method: Private Sale

Date: 22/05/2026

Property Type: Apartment

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