

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

203/1a York Street, Prahran Vic 3181

Indicative selling price

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

Range between \$580,000 & \$625,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Prahran

Period - From 01/10/2024 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	801/105 Punt Rd WINDSOR 3181	\$610,000	18/11/2025
2	8/34 Tivoli Rd SOUTH YARRA 3141	\$615,000	07/10/2025
3	2/29 Hardy St SOUTH YARRA 3141	\$600,000	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:

24/12/2025 23:53

Michael Tynan
03 9520 9000
0430 163 902

mtynan@bigginScott.com.au

Indicative Selling Price

\$580,000 - \$625,000

Median Unit Price

Year ending September 2025: \$520,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



801/105 Punt Rd WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$610,000

Method: Sold Before Auction

Date: 18/11/2025

Property Type: Apartment



8/34 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$615,000

Method: Private Sale

Date: 07/10/2025

Property Type: Unit



2/29 Hardy St SOUTH YARRA 3141 (VG)

Agent Comments

1 - -

Price: \$600,000

Method: Sale

Date: 17/09/2025

Property Type: Strata Unit/Flat

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