

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

7/608-610 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Prahran

Period - From

11/07/2024

to

10/07/2025

Source

Property Data

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	705/8e Evergreen Mews ARMADALE 3143	\$770,000	11/07/2025
2	9/10 Clifton St PRAHRAN 3181	\$780,000	03/07/2025
3	109/881 High St ARMADALE 3143	\$810,000	19/06/2025

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:

11/07/2025 16:53

2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median Unit Price
11/07/2024 - 10/07/2025: \$520,000

Comparable Properties



705/8e Evergreen Mews ARMADALE 3143 (REI)

Agent Comments

2 2 1

Price: \$770,000
Method: Private Sale
Date: 11/07/2025
Property Type: Apartment



9/10 Clifton St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$780,000
Method: Private Sale
Date: 03/07/2025
Property Type: Apartment



109/881 High St ARMADALE 3143 (REI)

Agent Comments

2 2 1

Price: \$810,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment