

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 306/323 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Prahran

Period - From 01/04/2024 to 30/06/2024 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	303/12 Anchor PI PRAHRAN 3181	\$620,000	26/07/2024
2	9/14 Highbury Gr PRAHRAN 3181	\$650,000	10/05/2024
3	303/323 Dandenong Rd PRAHRAN 3181	\$600,000	04/05/2024

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: 30/07/2024 14:43



2
 2
 1

Rooms: 4
Property Type:
 Divorce/Estate/Family Transfers
 Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median Unit Price
 June quarter 2024: \$550,000

Comparable Properties



303/12 Anchor PI PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$620,000
Method: Private Sale
Date: 26/07/2024
Property Type: Apartment



9/14 Highbury Gr PRAHRAN 3181 (VG)

Agent Comments

2
 -
 -

Price: \$650,000
Method: Sale
Date: 10/05/2024
Property Type: Strata Unit/Flat



303/323 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2
 2
 1

Price: \$600,000
Method: Private Sale
Date: 04/05/2024
Property Type: Apartment

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