## 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

1/328 Malvern Road, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$730,000		&		\$800,000			
Median sale pr	rice							
Median price	\$522,500	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	102/334 Toorak Rd SOUTH YARRA 3141	\$828,000	05/03/2025
2	1/115a Williams Rd PRAHRAN 3181	\$807,000	01/03/2025
3	210/38 Cunningham St SOUTH YARRA 3141	\$739,000	14/02/2025

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:

14/05/2025 17:34



## BigginScott<sup>\*</sup>



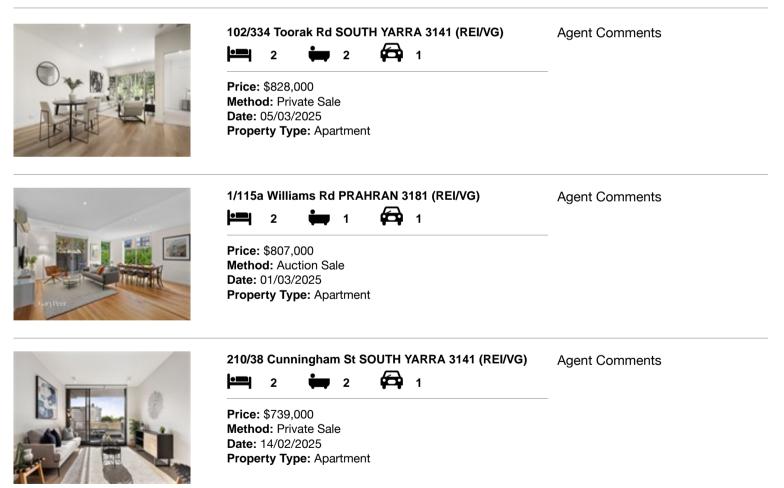


**Property Type:** Apartment Agent Comments

Michael Tynan 03 9520 9000 0430 163 902 mtynan@bigginscott.com.au

Indicative Selling Price \$730,000 - \$800,000 Median Unit Price Year ending March 2025: \$522,500

# **Comparable Properties**



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



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