

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

10/32 Wynnstay Road, Prahran Vic 3181

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Prahran

Period - From 01/01/2025 to 31/12/2025 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	5/60 Chomley St PRAHRAN 3181	\$520,000	23/12/2025
2	3/25 Gladstone Av ARMADALE 3143	\$540,000	17/12/2025
3	7/6-8 Avondale Rd ARMADALE 3143	\$530,000	27/11/2025

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:

27/03/2026 11:18

10/32 Wynnstay Road, Prahran Vic 3181



Lauchlan Waterfield
03 9509 0411
0422 290 489

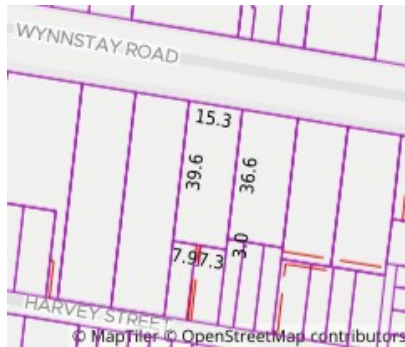
lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2025: \$505,000



2 1 1

Property Type: Car Park/Car Space (Res)

Agent Comments

Comparable Properties



5/60 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 23/12/2025

Property Type: Apartment



3/25 Gladstone Av ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 17/12/2025

Property Type: Apartment



7/6-8 Avondale Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 27/11/2025

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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