

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 Westbourne Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$1,656,250 Property Type House Suburb Prahran

Period - From 01/07/2022 to 30/06/2023 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	8 Cunningham St SOUTH YARRA 3141	\$2,350,000	18/03/2023
2	5 Murray St PRAHRAN 3181	\$2,140,000	07/12/2022
3	22 Willis St PRAHRAN 3181	\$1,980,000	01/04/2023

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:

21/07/2023 11:28



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

Year ending June 2023: \$1,656,250

Comparable Properties



8 Cunningham St SOUTH YARRA 3141
(REI/VG)

Agent Comments

3 1 2

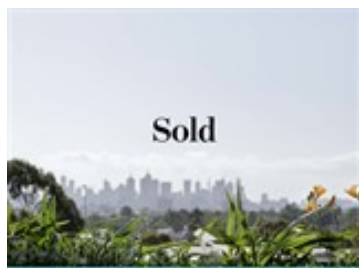
Price: \$2,350,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 295 sqm approx



5 Murray St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$2,140,000

Method: Private Sale

Date: 07/12/2022

Property Type: House

Land Size: 220 sqm approx



22 Willis St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 1

Price: \$1,980,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 256 sqm approx

Account - Jellis Craig | P: 03 9864 5000