

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

119 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,780,000 Property Type House Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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	62 Bayview St PRAHRAN 3181	\$1,090,000	20/04/2024
2	53 Albert St WINDSOR 3181	\$1,020,000	31/10/2023
3	44 Harvey St PRAHRAN 3181	\$980,000	16/12/2023

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:

24/04/2024 11:23



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Rooms: 3
Property Type: House (Res)
Land Size: 181 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 March quarter 2024: \$1,780,000

Comparable Properties



62 Bayview St PRAHRAN 3181 (REI)

Agent Comments

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Price: \$1,090,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 159 sqm approx



53 Albert St WINDSOR 3181 (VG)

Agent Comments

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Price: \$1,020,000
Method: Sale
Date: 31/10/2023
Property Type: House (Res)
Land Size: 143 sqm approx



44 Harvey St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$980,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 141 sqm approx

Account - Marshall White | P: 03 9822 9999