

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

15 St Matthews Way, Prahran Vic 3181

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,730,000 Property Type House Suburb Prahran

Period - From 29/05/2023 to 28/05/2024 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	14 Alexandra St SOUTH YARRA 3141	\$1,795,000	23/03/2024
2	40 Florence St PRAHRAN 3181	\$1,780,000	16/03/2024
3	6 Palfreyman St SOUTH YARRA 3141	\$1,690,000	24/05/2024

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: 29/05/2024 11:53



3 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

29/05/2023 - 28/05/2024: \$1,730,000

Comparable Properties



14 Alexandra St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$1,795,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



40 Florence St PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$1,780,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House



6 Palfreyman St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,690,000

Method: Private Sale

Date: 24/05/2024

Property Type: House

Account - BigginScott | P: 03 9426 4000