

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

19 Aberdeen Road, Prahran Vic 3181

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$540,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2025

to

30/06/2026

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	6 Cliff St SOUTH YARRA 3141	\$1,220,000	29/05/2026
2	28 Tyrone St SOUTH YARRA 3141	\$1,300,000	26/03/2026
3			

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:

30/07/2026 16:19

19 Aberdeen Road, Prahran Vic 3181



Lauchlan Waterfield

03 9509 0411

0422 290 489

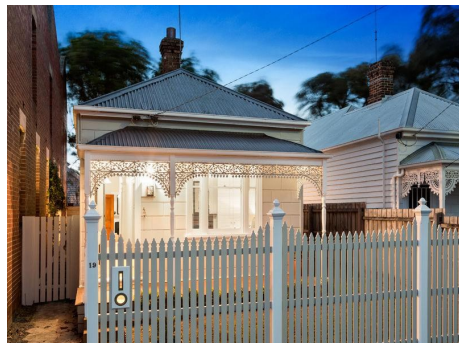
lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

Year ending June 2026: \$540,000



Property Type: House (Previously Occupied - Detached)

Land Size: 217 sqm approx

Agent Comments

Comparable Properties



6 Cliff St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 29/05/2026

Property Type: House

Land Size: 175 sqm approx

28 Tyrone St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 26/03/2026

Property Type: House (Res)

Land Size: 157 sqm approx

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.

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



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