

# 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

2/1a Westbourne Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,400,000

Property Type

Townhouse

Suburb

Prahran

Period - From

25/03/2023

to

24/03/2024

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	16 Phoenix St SOUTH YARRA 3141	\$1,280,000	21/02/2024
2	30 Florence St PRAHRAN 3181	\$1,260,000	23/03/2024
3	71 Peel St WINDSOR 3181	\$1,195,000	29/02/2024

**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:

25/03/2024 13:29



2   1   1

**Rooms:** 4

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Townhouse Price**  
25/03/2023 - 24/03/2024: \$1,400,000

## Comparable Properties



**16 Phoenix St SOUTH YARRA 3141 (REI)**

Agent Comments

2   1   -

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 21/02/2024

**Property Type:** House



**30 Florence St PRAHRAN 3181 (REI)**

Agent Comments

2   2   -

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)



**71 Peel St WINDSOR 3181 (REI)**

Agent Comments

2   1   -

**Price:** \$1,195,000

**Method:** Sold Before Auction

**Date:** 29/02/2024

**Property Type:** House (Res)

Account - Jellis Craig | P: 03 9864 5000