

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

2/263 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2025

to

31/12/2025

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	1/313 Dandenong Rd PRAHRAN 3181	\$435,000	13/02/2026
2	4/28-30 Raleigh St WINDSOR 3181	\$435,000	23/12/2025
3	2/297 Dandenong Rd PRAHRAN 3181	\$425,000	13/11/2025

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:

26/02/2026 11:44



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/313 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 13/02/2026

Property Type: Apartment



4/28-30 Raleigh St WINDSOR 3181 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 23/12/2025

Property Type: Apartment



2/297 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$425,000

Method: Sold Before Auction

Date: 13/11/2025

Property Type: Apartment