

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

201/446 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,890,000

Median sale price

Median price

\$573,750

Property Type

Unit

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	2/636 Malvern Rd PRAHRAN 3181	\$1,900,000	08/04/2024
2	618/499 St Kilda Rd MELBOURNE 3004	\$1,830,000	06/04/2024
3	701/16 Porter St PRAHRAN 3181	\$1,720,000	20/04/2024

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:

07/05/2024 17:03

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Indicative Selling Price

\$1,890,000

Median Unit Price

March quarter 2024: \$573,750



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



2/636 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments

3 2 3

Price: \$1,900,000

Method: Private Sale

Date: 08/04/2024

Property Type: Apartment



618/499 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 2

Price: \$1,830,000

Method: Private Sale

Date: 06/04/2024

Property Type: Apartment



701/16 Porter St PRAHRAN 3181 (REI)

Agent Comments

3 3 2

Price: \$1,720,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Apartment

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