

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 207/1 Mount Street, Prahran, Vic 3181


Indicative selling price

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

range between \$330,000 & \$360,000

Median sale price

Median price \$468,500 Property type Unit Suburb Prahran

Period - From 01/02/2025 to 30/04/2025 Source  PropTrack

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
506/31 Malcolm Street, South Yarra, VIC 3141	\$350,000	14/05/2025
803/3-5 St Kilda Road, St Kilda, VIC 3182	\$340,000	08/03/2025
10/213 Williams Road, South Yarra, VIC 3141	\$340,000	25/11/2024

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: 22/05/2025