

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

211/10 Hillingdon Place, Prahran Vic 3181

Indicative selling price

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

Range between

\$650,000

&

\$690,000

Median sale price

Median price

\$525,500

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2025

to

31/03/2026

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	9/8-10 Kelvin Gr PRAHRAN 3181	\$667,000	13/06/2026
2	2/21 Lewisham Rd PRAHRAN 3181	\$692,500	25/05/2026
3	3/2 Rae Ct PRAHRAN 3181	\$698,000	02/05/2026

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:

22/06/2026 16:21

211/10 Hillingdon Place, Prahran Vic 3181



Alex Noutsos
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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
Year ending March 2026: \$525,500

Comparable Properties



9/8-10 Kelvin Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$667,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Apartment



2/21 Lewisham Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$692,500
Method: Private Sale
Date: 25/05/2026
Property Type: Apartment



3/2 Rae Ct PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$698,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Apartment

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



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