

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

23 Woodfull Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,790,000 Property Type House Suburb Prahran

Period - From 01/04/2023 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	51 York St PRAHRAN 3181	\$1,230,000	24/02/2024
2	17 Bayview St PRAHRAN 3181	\$1,122,000	17/02/2024
3	22 Clendon Rd ARMADALE 3143	\$1,100,000	04/11/2023

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:

17/04/2024 11:44



Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

Year ending March 2024: \$1,790,000

Comparable Properties



51 York St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



17 Bayview St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,122,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)



22 Clendon Rd ARMADALE 3143 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 04/11/2023

Property Type: House (Res)

Land Size: 155 sqm approx

Account - Jellis Craig | P: 03 9864 5000