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

24/8 Sydney Street, Prahran Vic 3181

Indicative selling price

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

Range between $730,000 & $770,000

Median sale price

Median price	$527,500	Property Type	Unit	Suburb	Prahran

Period - From	26/05/2024	to	25/05/2025	Source	Property Data

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	2/23-25 Ashleigh Rd ARMADALE 3143	$770,000	25/04/2025
2	13/26 Armadale St ARMADALE 3143	$781,000	01/03/2025
3	1/12a Abeckett St PRAHRAN 3181	$791,000	27/02/2025

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.~~

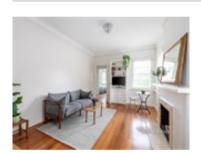This Statement of Information was prepared on: 26/05/2025 10:31

CONSUMER AFFAIRS VICTORIA

24/8 Sydney Street, Prahran Vic 3181

Michel Swainson
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Indicative Selling Price
$730,000 - $770,000
Median Unit Price
26/05/2024 - 25/05/2025: $527,500

🛏 **2**   🛁 **2**   🚗 **1**

Property Type: Apartment
Agent Comments

Comparable Properties

2/23-25 Ashleigh Rd ARMADALE 3143 (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $770,000
Method: Private Sale
Date: 25/04/2025
Property Type: Apartment

Agent Comments

13/26 Armadale St ARMADALE 3143 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $781,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Apartment

Agent Comments

1/12a Abeckett St PRAHRAN 3181 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **-**

Price: $791,000
Method: Auction Sale
Date: 27/02/2025
Property Type: Apartment

Agent Comments

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