

# 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

26 Florence Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,746,000 Property Type House Suburb Prahran

Period - From 01/07/2023 to 30/09/2023 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 Erica St WINDSOR 3181	\$1,353,000	26/08/2023
2	34 York St PRAHRAN 3181	\$1,185,000	29/07/2023
3			

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:

24/10/2023 09:21



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2023: \$1,746,000

## Comparable Properties



2 Erica St WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$1,353,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)



34 York St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 -

Price: \$1,185,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 138 sqm approx

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.

Account - Marshall White | P: 03 9822 9999