

# 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 Westbourne 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 \$2,500,000 & \$2,700,000

### Median sale price

Median price \$1,760,000 Property Type House Suburb Prahran

Period - From 01/01/2023 to 31/12/2023 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	70 Albion St SOUTH YARRA 3141	\$2,770,000	28/10/2023
2	8 Cambridge St ARMADALE 3143	\$2,725,000	16/11/2021
3	29 Davis Av SOUTH YARRA 3141	\$2,700,000	23/03/2023

**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: 28/02/2024 08:40



3 2.5 2

**Property Type:** House (Res)

**Agent Comments**

**Indicative Selling Price**

\$2,500,000 - \$2,700,000

**Median House Price**

Year ending December 2023: \$1,760,000

## Comparable Properties



**70 Albion St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$2,770,000

**Method:** Private Sale

**Date:** 28/10/2023

**Property Type:** House

**Land Size:** 232 sqm approx



**8 Cambridge St ARMADALE 3143 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$2,725,000

**Method:** Private Sale

**Date:** 16/11/2021

**Property Type:** House (Res)

**Land Size:** 204 sqm approx



**29 Davis Av SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3 2 -

**Price:** \$2,700,000

**Method:** Private Sale

**Date:** 23/03/2023

**Property Type:** House

**Land Size:** 280 sqm approx