

# 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

3/305 Dandenong Road, 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

\$800,000

&

\$880,000

### Median sale price

Median price

\$550,500

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2026

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 | 2/17 Hammerdale Av ST KILDA EAST 3183 | \$870,000 | 23/04/2026   |
| 2 | 6/67 High St PRAHRAN 3181             | \$860,000 | 09/04/2026   |
| 3 | 4/1 Fulton St ST KILDA EAST 3183      | \$831,000 | 27/02/2026   |

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:

05/05/2026 14:12



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

March quarter 2026: \$550,500

## Comparable Properties



**2/17 Hammerdale Av ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$870,000

**Method:** Sold Before Auction

**Date:** 23/04/2026

**Property Type:** Unit



**6/67 High St PRAHRAN 3181 (REI)**

**Agent Comments**



**Price:** \$860,000

**Method:** Auction Sale

**Date:** 09/04/2026

**Property Type:** Unit



**4/1 Fulton St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**



**Price:** \$831,000

**Method:** Sold Before Auction

**Date:** 27/02/2026

**Property Type:** Apartment

**Account - Nelson Alexander** | P: 03 98548888 | F: 03 94177408