

# 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

4 Leila 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 \$3,200,000 & \$3,500,000

### Median sale price

Median price \$2,045,000 Property Type House Suburb Prahran

Period - From 01/10/2023 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	11 Airlie Av PRAHRAN 3181	\$3,500,000	31/10/2023
2	593a Toorak Rd TOORAK 3142	\$3,400,000	09/09/2023
3	4 Commercial Rd PRAHRAN 3181	\$3,330,000	22/08/2023

**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:

31/01/2024 11:48



4 3 2

**Property Type:** House  
**Land Size:** 495 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,200,000 - \$3,500,000  
**Median House Price**  
December quarter 2023: \$2,045,000

## Comparable Properties



11 Airlie Av PRAHRAN 3181 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$3,500,000  
**Method:** Sold Before Auction  
**Date:** 31/10/2023  
**Property Type:** House (Res)  
**Land Size:** 425 sqm approx



593a Toorak Rd TOORAK 3142 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$3,400,000  
**Method:** Private Sale  
**Date:** 09/09/2023  
**Property Type:** House  
**Land Size:** 453 sqm approx



4 Commercial Rd PRAHRAN 3181 (REI/VG)

**Agent Comments**

4 3 2

**Price:** \$3,330,000  
**Method:** Private Sale  
**Date:** 22/08/2023  
**Property Type:** House  
**Land Size:** 235 sqm approx

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