

# 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

40 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 \$1,500,000 & \$1,650,000

### 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	1/23 Wynnstay Rd PRAHRAN 3181	\$1,640,000	26/08/2023
2	20 Cromwell PI SOUTH YARRA 3141	\$1,625,000	16/11/2023
3	5/44-46 Chomley St PRAHRAN 3181	\$1,460,000	18/01/2024

**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:

20/02/2024 11:47



3   2   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

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

## Comparable Properties



**1/23 Wynnstay Rd PRAHRAN 3181 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** Townhouse (Res)



**20 Cromwell Pl SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$1,625,000

**Method:** Sold Before Auction

**Date:** 16/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 100 sqm approx



**5/44-46 Chomley St PRAHRAN 3181 (REI)**

Agent Comments

3   2   2

**Price:** \$1,460,000

**Method:** Private Sale

**Date:** 18/01/2024

**Property Type:** Townhouse (Single)

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