

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

4a Craven Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,780,000 Property Type House Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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	34c Rose St ARMADALE 3143	\$1,368,000	07/12/2023
2	6 Bayview St PRAHRAN 3181	\$1,320,000	09/12/2023
3	825 High St ARMADALE 3143	\$1,300,000	07/12/2023

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:

07/05/2024 10:25



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Property Type: House

Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price
March quarter 2024: \$1,780,000

Comparable Properties



34c Rose St ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$1,368,000
Method: Sold Before Auction
Date: 07/12/2023
Property Type: House (Res)
Land Size: 170 sqm approx



6 Bayview St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$1,320,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 180 sqm approx



825 High St ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$1,300,000
Method: Private Sale
Date: 07/12/2023
Property Type: House
Land Size: 218 sqm approx

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