

# 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

50 Lewisham Rd, 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 \$1,780,000

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	27 Eastbourne St WINDSOR 3181	\$2,650,000	02/03/2024
2	27a Palermo St SOUTH YARRA 3141	\$2,520,000	05/03/2024
3			

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:

01/05/2024 12:31



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

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

Median House Price

March quarter 2024: \$1,780,000

## Comparable Properties



27 Eastbourne St WINDSOR 3181 (REI)

Agent Comments

3 2 1

Price: \$2,650,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



27a Palermo St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$2,520,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

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.

Account - Marshall White | P: 03 9822 9999



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