

# 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

51 York 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 \$1,200,000 & \$1,300,000

### 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	53 Raleigh St WINDSOR 3181	\$1,270,000	26/08/2023
2	41 Union St WINDSOR 3181	\$1,222,000	28/10/2023
3	5 Percy St PRAHRAN 3181	\$1,221,000	21/09/2023

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:

29/01/2024 14:19



Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

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

## Comparable Properties



53 Raleigh St WINDSOR 3181 (REI/VG)



Agent Comments

Period home within 2km of the subject property.

Price: \$1,270,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 155 sqm approx



41 Union St WINDSOR 3181 (REI)



Agent Comments

1 x bedroom within 2km of subject property

Price: \$1,222,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 182 sqm approx



5 Percy St PRAHRAN 3181 (REI/VG)



Agent Comments

Similar age home, within 2km of subject property

Price: \$1,221,000

Method: Private Sale

Date: 21/09/2023

Property Type: House

Land Size: 143 sqm approx