

# 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

6 Hillingdon Place, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$1,140,000

Property Type Townhouse

Suburb Prahran

Period - From 28/04/2024

to

27/04/2025

Source Property Data

### 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	3/576 Orrong Rd ARMADALE 3143	\$965,000	20/12/2024
2			
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:

28/04/2025 18:04

6 Hillingdon Place, Prahran Vic 3181



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**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

28/04/2024 - 27/04/2025: \$1,140,000



2 2 1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**3/576 Orrong Rd ARMADALE 3143 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$965,000

**Method:** Private Sale

**Date:** 20/12/2024

**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 - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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