

# 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

62 Bayview 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$2,045,000 Property Type House Suburb Prahran

Period - From 01/10/2023 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	21 Thomas St.S WINDSOR 3181	\$1,220,000	16/12/2023
2	2 St Georges Rd ARMADALE 3143	\$1,200,000	17/02/2024
3	71 Peel St WINDSOR 3181	\$1,195,000	29/02/2024

**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:

20/03/2024 12:22



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**Property Type:** House  
**Land Size:** 159 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
December quarter 2023: \$2,045,000

## Comparable Properties



**21 Thomas St.S WINDSOR 3181 (REI)**

**Agent Comments**

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**Price:** \$1,220,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 168 sqm approx



**2 St Georges Rd ARMADALE 3143 (REI)**

**Agent Comments**

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**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)



**71 Peel St WINDSOR 3181 (REI)**

**Agent Comments**

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**Price:** \$1,195,000  
**Method:** Sold Before Auction  
**Date:** 29/02/2024  
**Property Type:** House (Res)