

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 63 Bayview Street, Prahran VIC 3181

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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

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
18 SPRING ST, PRAHRAN, VIC 3181	\$1,239,500	25/05/2024
23 WOODFULL ST, PRAHRAN, VIC 3181	\$1,268,000	11/05/2024
69 BAYVIEW ST, PRAHRAN, VIC 3181	\$1,331,000	16/03/2024

This Statement of Information was prepared on: 29 May 2024