

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

7/329 Dandenong Road, Prahran VIC 3181

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Prahran

Period - From

07/02/2026

to

06/08/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12A/30 Wynnstay Road Prahran VIC 3181	\$540,000	13/05/2026
9/2 Celeste Court St Kilda East VIC 3183	\$510,000	30/04/2026
14/55 Alexandra Street St Kilda East VIC 3183	\$530,000	14/05/2026

This Statement of Information was prepared on:

07/08/2026