

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

8/11 Donald Street, Prahran Vic 3181

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$485,000

Property Type Unit

Suburb Prahran

Period - From 30/06/2025

to 29/06/2026

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	12/22a Rockley Rd SOUTH YARRA 3141	\$420,000	25/06/2026
2	5/21 Lewisham Rd WINDSOR 3181	\$445,000	15/04/2026
3	5/115 York St PRAHRAN 3181	\$450,000	19/03/2026

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:

30/06/2026 14:00

8/11 Donald Street, Prahran Vic 3181



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
30/06/2025 - 29/06/2026: \$485,000

Comparable Properties



12/22a Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 25/06/2026
Property Type: Apartment



5/21 Lewisham Rd WINDSOR 3181 (VG)

Agent Comments

1 - -

Price: \$445,000
Method: Sale
Date: 15/04/2026
Property Type: Strata Unit/Flat



5/115 York St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$450,000
Method: Private Sale
Date: 19/03/2026
Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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