

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

8/313 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$370,000

&

\$390,000

Median sale price

Median price

\$567,000

Property Type

Unit

Suburb

Prahran

Period - From

29/05/2023

to

28/05/2024

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	5/297 Dandenong Rd PRAHRAN 3181	\$415,000	23/05/2024
2	18/213 Williams Rd SOUTH YARRA 3141	\$395,000	09/05/2024
3	17/209 Dandenong Rd WINDSOR 3181	\$385,000	12/12/2023

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:

29/05/2024 14:40



Property Type: Apartment

Agent Comments

Comparable Properties



5/297 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 23/05/2024

Property Type: Apartment



18/213 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 09/05/2024

Property Type: Apartment



17/209 Dandenong Rd WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 12/12/2023

Property Type: Unit