

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 9/305 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$601,000 Property Type Unit Suburb Prahran

Period - From 01/07/2023 to 30/09/2023 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	3/8 Ardoch Av ST KILDA EAST 3183	\$956,000	22/11/2023
2	8/11 Wattletree Rd ARMADALE 3143	\$965,000	21/08/2023
3	2/114 Kooyong Rd ARMADALE 3143	\$1,000,000	07/08/2023

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: 15/12/2023 16:44

9/305 Dandenong Road, Prahran Vic 3181

belle
PROPERTY

Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

September quarter 2023: \$601,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/8 Ardoch Av ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$956,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: Apartment



8/11 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$965,000

Method: Private Sale

Date: 21/08/2023

Property Type: Apartment



2/114 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 1 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 07/08/2023

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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