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	403/11 Hillingdon Place, Prahran Vic 3181

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $522,500 Property Type Unit Suburb Prahran

Period - From 01/04/2024 to 31/03/2025 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	11/55 Hotham St ST KILDA EAST 3183	$715,000	10/02/2025
2	35A/69 Wellington St ST KILDA 3182	$745,000	30/01/2025
3			

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: 23/04/2025 16:52

403/11 Hillingdon Place, Prahran Vic 3181

James Burne
9520 9020
0434 288 066
jburne@bigginscott.com.au



3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
Year ending March 2025: $522,500

Comparable Properties



11/55 Hotham St ST KILDA EAST 3183 (REI/VG)

3 1 1

Price: $715,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment

Agent Comments



35A/69 Wellington St ST KILDA 3182 (REI/VG)

3 2 2

Price: $745,000
Method: Private Sale
Date: 30/01/2025
Property Type: Apartment

Agent Comments

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.

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