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	6/313a Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between $665,000 & $730,000

Median sale price

Median price $550,500 Property Type Unit Suburb Prahran

Period - From 01/01/2026 to 31/03/2026 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	6/41 Kooyong Rd ARMADALE 3143	$750,000	11/02/2026
2	12/14 Wrexham Rd WINDSOR 3181	$705,000	09/12/2025
3	4/227 Alma Rd ST KILDA EAST 3183	$707,000	06/12/2025

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: 08/04/2026 16:40

6/313a Dandenong Road, Prahran Vic 3181

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3 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$665,000 - $730,000
Median Unit Price
March quarter 2026: $550,500

Comparable Properties



6/41 Kooyong Rd ARMADALE 3143 (REI/VG)

3 1 1

Price: $750,000
Method: Private Sale
Date: 11/02/2026
Property Type: Apartment
Land Size: 97 sqm approx

Agent Comments



12/14 Wrexham Rd WINDSOR 3181 (REI/VG)

3 1 1

Price: $705,000
Method: Private Sale
Date: 09/12/2025
Property Type: Apartment

Agent Comments



4/227 Alma Rd ST KILDA EAST 3183 (REI/VG)

3 1 1

Price: $707,000
Method: Private Sale
Date: 06/12/2025
Property Type: Apartment

Agent Comments

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