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	3/1 Lumley Court, Prahran Vic 3181

Indicative selling price

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

Single price $255,000

Median sale price

Median price $505,000 Property Type Unit Suburb Prahran

Period - From 19/03/2025 to 18/03/2026 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	44/145 Canterbury Rd TOORAK 3142	$255,000	27/12/2025
2	1/1 Lumley Ct PRAHRAN 3181	$252,500	10/10/2025
3	20/1 Lumley Ct PRAHRAN 3181	$245,000	29/09/2025

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: 19/03/2026 08:17

3/1 Lumley Court, Prahran Vic 3181



0 1 1

Property Type: Studio Apartment

Agent Comments

Indicative Selling Price
$255,000
Median Unit Price
19/03/2025 - 18/03/2026: $505,000

Comparable Properties



44/145 Canterbury Rd TOORAK 3142 (REI/VG)

1 1 -

Price: $255,000
Method: Private Sale
Date: 27/12/2025
Property Type: Studio Apartment

Agent Comments



1/1 Lumley Ct PRAHRAN 3181 (VG)

1 - -

Price: $252,500
Method: Sale
Date: 10/10/2025
Property Type: Strata Unit/Flat

Agent Comments



20/1 Lumley Ct PRAHRAN 3181 (REI/VG)

1 1 1

Price: $245,000
Method: Private Sale
Date: 29/09/2025
Property Type: Studio Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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