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	1/317 DANDENONG ROAD PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$635,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$558,750	Property type	Unit	Suburb	Prahran
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
10/125 ALMA ROAD ST KILDA EAST VIC 3183	$640,000	13-Jan-25
6/74 ALEXANDRA STREET ST KILDA EAST VIC 3183	$639,000	08-Dec-24
3/340 DANDENONG ROAD ST KILDA EAST VIC 3183	$607,000	26-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 08 April 2025

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10/125 ALMA ROAD ST KILDA EAST VIC 3183

2 1 1

Sold Price **$640,000** Sold Date **13-Jan-25**

Distance **1.05km**

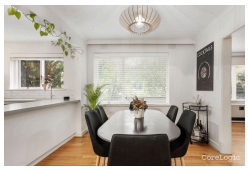


6/74 ALEXANDRA STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price **$639,000** Sold Date **08-Dec-24**

Distance **0.65km**



3/340 DANDENONG ROAD ST KILDA EAST VIC 3183

2 1 1

Sold Price **$607,000** Sold Date **26-Oct-24**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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