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	3/305 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Single price $825,000

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	67/8 Perth St PRAHRAN 3181	$800,000	03/06/2026
2	2/55 Chapel St ST KILDA 3182	$800,000	18/05/2026
3	219/87 High St PRAHRAN 3181	$840,000	13/03/2026

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: 09/06/2026 14:03

3/305 Dandenong Road, Prahran Vic 3181

Nelson Alexander



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$825,000
Median Unit Price
March quarter 2026: $550,500

Comparable Properties



67/8 Perth St PRAHRAN 3181 (REI)

2 1 1

Price: $800,000
Method: Sold Before Auction
Date: 03/06/2026
Property Type: Apartment

Agent Comments



2/55 Chapel St ST KILDA 3182 (REI)

2 1 1

Price: $800,000
Method: Private Sale
Date: 18/05/2026
Property Type: Apartment

Agent Comments



219/87 High St PRAHRAN 3181 (REI/VG)

2 2 2

Price: $840,000
Method: Private Sale
Date: 13/03/2026
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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