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 Pridham Street, Prahran Vic 3181

Indicative selling price

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

Single price $1,695,000

Median sale price

Median price $2,045,000 Property Type House Suburb Prahran

Period - From 01/10/2023 to 31/12/2023 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	5a Normanby St WINDSOR 3181	$1,850,000	11/11/2023
2	56 Aberdeen Rd PRAHRAN 3181	$1,705,000	06/12/2023
3	68 Spring St PRAHRAN 3181	$1,695,000	09/09/2023

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: 18/03/2024 11:06

6 Pridham Street, Prahran Vic 3181



4 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,695,000
Median House Price
December quarter 2023: $2,045,000

Comparable Properties



5a Normanby St WINDSOR 3181 (REI/VG)

2 2 1

Price: $1,850,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House

Agent Comments



56 Aberdeen Rd PRAHRAN 3181 (REI/VG)

2 1 1

Price: $1,705,000
Method: Private Sale
Date: 06/12/2023
Property Type: House - Terrace
Land Size: 140 sqm approx

Agent Comments



68 Spring St PRAHRAN 3181 (REI/VG)

3 2 -

Price: $1,695,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 184 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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