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	10 Donald Street, Prahran Vic 3181

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,688,000 Property Type House Suburb Prahran

Period - From 29/08/2022 to 28/08/2023 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	121 Peel St WINDSOR 3181	$1,835,000	26/08/2023
2			
3			

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: 29/08/2023 13:45

10 Donald Street, Prahran Vic 3181

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3 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
29/08/2022 - 28/08/2023: $1,688,000

Comparable Properties



121 Peel St WINDSOR 3181 (REI)

4 2 1

Price: $1,835,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 326 sqm approx

Agent Comments

Similar land size, located within 1km.

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.

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