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	59 Bayview Street, Prahran Vic 3181

Indicative selling price

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

Single price $1,650,000

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	68 Spring St PRAHRAN 3181	$1,695,000	09/09/2023
2	20 Cromwell Pl SOUTH YARRA 3141	$1,625,000	16/11/2023
3	38 Henry St WINDSOR 3181	$1,600,000	30/08/2023

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: 14/02/2024 09:01

59 Bayview Street, Prahran Vic 3181

RT Edgar



3 2 0

Property Type: House
Land Size: 135 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000
Median House Price
December quarter 2023: $2,045,000

Comparable Properties



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



20 Cromwell Pl SOUTH YARRA 3141 (REI/VG)

3 2 1

Price: $1,625,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: Townhouse (Res)
Land Size: 100 sqm approx

Agent Comments



38 Henry St WINDSOR 3181 (REI/VG)

2 2 -

Price: $1,600,000
Method: Sold Before Auction
Date: 30/08/2023
Property Type: House (Res)
Land Size: 115 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE | propertydata.com.au

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