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	17 Thomas Place, Prahran Vic 3181

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

Median price $1,748,000 Property Type House Suburb Prahran

Period - From 02/02/2023 to 01/02/2024 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	103/96 Mathoura Rd TOORAK 3142	$2,740,000	29/09/2023
2	4/2 Como Av SOUTH YARRA 3141	$2,655,000	09/09/2023
3	12 Cassell St SOUTH YARRA 3141	$2,600,000	25/11/2023

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: 02/02/2024 14:52

17 Thomas Place, Prahran Vic 3181



3 2 4

Property Type: Townhouse (Res)
Land Size: 435 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
02/02/2023 - 01/02/2024: $1,748,000

Comparable Properties



103/96 Mathoura Rd TOORAK 3142 (REI/VG)

3 2 2

Price: $2,740,000
Method: Private Sale
Date: 29/09/2023
Property Type: Apartment

Agent Comments



4/2 Como Av SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $2,655,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 281 sqm approx

Agent Comments



12 Cassell St SOUTH YARRA 3141 (REI)

3 2 2

Price: $2,600,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 326 sqm approx

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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