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	37 ST Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $1,713,500 Property Type House Suburb Prahran

Period - From 01/07/2022 to 30/09/2022 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	20 Atkinson Cl WINDSOR 3181	$1,770,000	12/06/2022
2	73 Raleigh St WINDSOR 3181	$1,750,000	16/11/2022
3	7 St Malo St PRAHRAN 3181	$1,725,000	10/09/2022

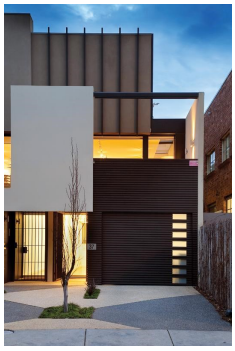
OR

~~**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: 07/12/2022 14:40

37 ST Edmonds Road, Prahran Vic 3181

Simon Dale
0425771377
sdale@bigginscott.com.au



3 2 3

Property Type: House (Previously Occupied - Detached)
Land Size: 494 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
September quarter 2022: $1,713,500

Comparable Properties



20 Atkinson Cl WINDSOR 3181 (REI/VG)

3 2 2

Price: $1,770,000
Method: Private Sale
Date: 12/06/2022
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 150 sqm approx

Agent Comments

Within 1km of subject property, Windsor Location, Town Residence



73 Raleigh St WINDSOR 3181 (REI)

3 2 -

Price: $1,750,000
Method: Sold Before Auction
Date: 16/11/2022
Property Type: House (Res)

Agent Comments

Within 0.5km of subject property, Contemporary Style, Town Residence



7 St Malo St PRAHRAN 3181 (REI/VG)

2 2 1

Price: $1,725,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 126 sqm approx

Agent Comments

Within 1km of subject property, Contemporary style, town residence, 1 x carpark

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