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	29 Leila Street, Prahran Vic 3181

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,700,000 Property Type House Suburb Prahran

Period - From 31/05/2022 to 30/05/2023 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	60 Union St WINDSOR 3181	$1,100,000	24/05/2023
2	49 Pridham St PRAHRAN 3181	$1,100,000	29/03/2023
3	5 Mary St WINDSOR 3181	$1,065,000	28/02/2023

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: 31/05/2023 14:29

29 Leila Street, Prahran Vic 3181

Nicholas Kaine
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2 1

Property Type: House

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
31/05/2022 - 30/05/2023: $1,700,000

Comparable Properties



60 Union St WINDSOR 3181 (REI)

2 1 -

Price: $1,100,000
Method: Sold Before Auction
Date: 24/05/2023
Property Type: House (Res)

Agent Comments

Same accommodation however based in Windsor.



49 Pridham St PRAHRAN 3181 (REI)

2 1 -

Price: $1,100,000
Method: Private Sale
Date: 29/03/2023
Property Type: House

Agent Comments

Same accommodation and similar land size.



5 Mary St WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,065,000
Method: Private Sale
Date: 28/02/2023
Property Type: House
Land Size: 148 sqm approx

Agent Comments

Same accommodation slightly larger land size.

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