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	111 York Street, Prahran Vic 3181

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,790,000 Property Type House Suburb Prahran

Period - From 01/04/2023 to 31/03/2024 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	69 Bayview St PRAHRAN 3181	$1,331,000	16/03/2024
2	42 Earl St WINDSOR 3181	$1,315,000	23/03/2024
3	30 Florence St PRAHRAN 3181	$1,260,000	23/03/2024

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: 01/05/2024 14:24

111 York Street, Prahran Vic 3181

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending March 2024: $1,790,000

Comparable Properties



69 Bayview St PRAHRAN 3181 (REI)

2 1 -

Price: $1,331,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

Agent Comments



42 Earl St WINDSOR 3181 (REI)

4 1 -

Price: $1,315,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Agent Comments



30 Florence St PRAHRAN 3181 (REI)

2 2 -

Price: $1,260,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Agent Comments

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