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	56 Bayview Street, Prahran Vic 3181

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,727,500 Property Type House Suburb Prahran

Period - From 13/08/2023 to 12/08/2024 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	42a Packington St PRAHRAN 3181	$1,800,000	23/07/2024
2	62 Oban St SOUTH YARRA 3141	$1,840,000	11/05/2024
3	1 Arkle St PRAHRAN 3181	$2,100,000	05/05/2024

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: 13/08/2024 15:51

56 Bayview Street, Prahran Vic 3181



3 2 1

Rooms: 6
Property Type: House (Res)
Land Size: 220 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
13/08/2023 - 12/08/2024: $1,727,500

Comparable Properties



42a Packington St PRAHRAN 3181 (REI)

3 2 2

Price: $1,800,000
Method: Private Sale
Date: 23/07/2024
Property Type: House (Res)

Agent Comments



62 Oban St SOUTH YARRA 3141 (REI/VG)

3 2 1

Price: $1,840,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments



1 Arkle St PRAHRAN 3181 (REI)

3 2 1

Price: $2,100,000
Method: Sold After Auction
Date: 05/05/2024
Property Type: House (Res)
Land Size: 280 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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