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	57 James Street, Prahran Vic 3181

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $1,535,000 Property Type House Suburb Prahran

Period - From 01/04/2024 to 30/06/2024 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.

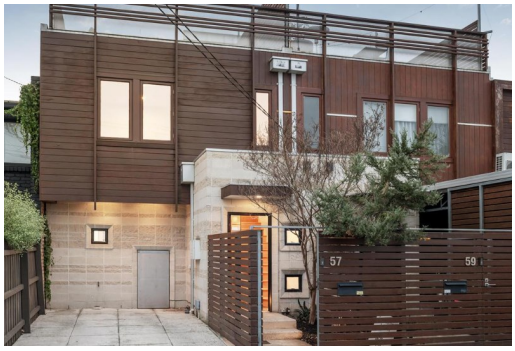
	Address of comparable property	Price	Date of sale
1	19 Mary St WINDSOR 3181	$980,000	17/08/2024
2	21 Duke St WINDSOR 3181	$1,167,500	28/07/2024
3	5 Primrose St WINDSOR 3181	$1,100,000	30/05/2024

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: 13/09/2024 10:20

57 James Street, Prahran Vic 3181



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Property Type: House

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
June quarter 2024: $1,535,000

Comparable Properties



19 Mary St WINDSOR 3181 (REI/VG)

2 1 -

Price: $980,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 128 sqm approx

Agent Comments



21 Duke St WINDSOR 3181 (REI/VG)

2 1 1

Price: $1,167,500
Method: Sold After Auction
Date: 28/07/2024
Property Type: House (Res)
Land Size: 105 sqm approx

Agent Comments

5 Primrose St WINDSOR 3181 (VG)

3 - -

Price: $1,100,000
Method: Sale
Date: 30/05/2024
Property Type: House - Attached House N.E.C.
Land Size: 125 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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