

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 18 Bowen Street, Prahran Vic 3181
Including suburb and postcode

Indicative selling price

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

Single price \$1,125,000

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	61 Pridham St PRAHRAN 3181	\$1,186,000	17/09/2024
2	8 Dixon St PRAHRAN 3181	\$1,300,000	14/09/2024
3	7 Kent St PRAHRAN 3181	\$1,290,000	22/08/2024

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:

21/09/2024 12:23



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1



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,125,000

Median House Price

June quarter 2024: \$1,535,000

Comparable Properties

**61 Pridham St PRAHRAN 3181 (REI)**

Agent Comments



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1



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Price: \$1,186,000**Method:** Private Sale**Date:** 17/09/2024**Property Type:** House (Res)**8 Dixon St PRAHRAN 3181 (REI)**

Agent Comments



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Price: \$1,300,000**Method:** Auction Sale**Date:** 14/09/2024**Property Type:** House (Res)**7 Kent St PRAHRAN 3181 (REI)**

Agent Comments



2



1



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Price: \$1,290,000**Method:** Private Sale**Date:** 22/08/2024**Property Type:** House

Account - RT Edgar | P: 03 9826 1000