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<br>Including suburb and postcode | 4 Westbourne Street, Prahran Vic 3181 |

## Indicative selling price

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

Range between $1,550,000 & $1,650,000

## Median sale price

Median price $1,715,000 Property Type House Suburb Prahran

Period - From 01/07/2023 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 | 2a Rose St ARMADALE 3143 | $1,708,500 | 07/09/2024 |
| 2 | 48 Harvey St PRAHRAN 3181 | $1,500,000 | 10/08/2024 |
| 3 | 83 Bayview St PRAHRAN 3181 | $1,535,000 | 17/06/2024 |

**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: 03/10/2024 11:24

# 4 Westbourne Street, Prahran Vic 3181



2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,550,000 - $1,650,000
**Median House Price**
Year ending June 2024: $1,715,000

## Comparable Properties



**2a Rose St ARMADALE 3143 (REI)**

2 1 1

**Price:** $1,708,500
**Method:** Auction Sale
**Date:** 07/09/2024
**Property Type:** House (Res)

Agent Comments



**48 Harvey St PRAHRAN 3181 (REI)**

2 1 1

**Price:** $1,500,000
**Method:** Auction Sale
**Date:** 10/08/2024
**Property Type:** House (Res)
**Land Size:** 205 sqm approx

Agent Comments



**83 Bayview St PRAHRAN 3181 (REI/VG)**

2 1 -

**Price:** $1,535,000
**Method:** Sold Before Auction
**Date:** 17/06/2024
**Property Type:** House (Res)
**Land Size:** 188 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

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