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	608/7 King Street, Prahran Vic 3181

Indicative selling price

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

Single price $340,000

Median sale price

Median price $460,000 Property Type Unit Suburb Prahran

Period - From 01/07/2024 to 30/09/2024 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	8/313 Dandenong Rd PRAHRAN 3181	$369,000	18/07/2024
2	3/113 Williams Rd PRAHRAN 3181	$363,000	04/07/2024
3	320/15 Clifton St PRAHRAN 3181	$347,500	27/05/2024

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: 16/10/2024 13:53

608/7 King Street, Prahran Vic 3181

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1 1 1

Rooms: 2
Property Type: Apartment
Land Size: Strata sqm approx

Indicative Selling Price
$340,000
Median Unit Price
September quarter 2024: $460,000

Agent Comments

Perfectly positioned within Prahran's iconic 'Rue de Chapel' complex, this stunning 6th-floor apartment by the acclaimed SJB architects offers a stylish inner-city experience. Defined by sweeping views, a spacious interior and a fully secure low-maintenance setting, owner-occupiers and investors alike will be captivated by the smart layout and exceptional quality of this impeccably presented 1 bedroom apartment that’s brilliantly located at the heart of the exciting Chapel Street precinct.

Comparable Properties



8/313 Dandenong Rd PRAHRAN 3181 (REI)

1 1 1

Price: $369,000
Method: Private Sale
Date: 18/07/2024
Property Type: Apartment

Agent Comments



3/113 Williams Rd PRAHRAN 3181 (REI)

1 1 1

Price: $363,000
Method: Private Sale
Date: 04/07/2024
Property Type: Apartment

Agent Comments



320/15 Clifton St PRAHRAN 3181 (REI)

1 1 1

Price: $347,500
Method: Private Sale
Date: 27/05/2024
Property Type: Apartment

Agent Comments

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