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	10/21 Wynnstay Road, Prahran Vic 3181

Indicative selling price

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

Range between $1,375,000 & $1,500,000

Median sale price

Median price $1,240,000 Property Type Townhouse Suburb Prahran

Period - From 03/09/2023 to 02/09/2024 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	51/8 Perth St PRAHRAN 3181	$1,415,000	17/08/2024
2	99a Henry St WINDSOR 3181	$1,400,000	07/08/2024
3	63 The Avenue WINDSOR 3181	$1,405,000	06/07/2024

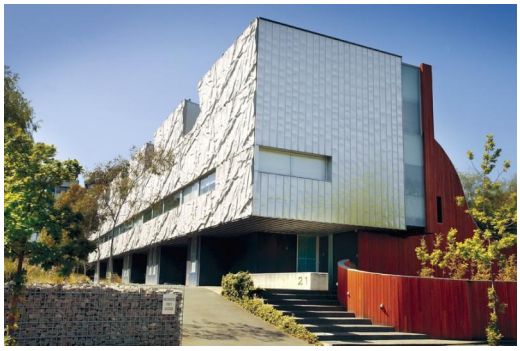
OR

~~**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: 03/09/2024 15:10

10/21 Wynnstay Road, Prahran Vic 3181

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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,375,000 - $1,500,000
Median Townhouse Price
03/09/2023 - 02/09/2024: $1,240,000

Comparable Properties



51/8 Perth St PRAHRAN 3181 (REI)

3 2 2

Price: $1,415,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Townhouse (Res)

Agent Comments

Similar accommodation, located within 2km.



99a Henry St WINDSOR 3181 (REI)

3 2 2

Price: $1,400,000
Method: Sold Before Auction
Date: 07/08/2024
Property Type: House (Res)

Agent Comments

Similar accommodation, located in Prahran.



63 The Avenue WINDSOR 3181 (REI/VG)

3 2 -

Price: $1,405,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)

Agent Comments

Three bedrooms, two bathrooms with one car space. Located in Windsor.

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