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	13/K1 Raleigh Street, Prahran Vic 3181

Indicative selling price

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

Range between $570,000 & $610,000

Median sale price

Median price $522,500 Property Type Unit Suburb Prahran

Period - From 01/10/2023 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	7/125 Alma Rd ST KILDA EAST 3183	$607,000	19/09/2024
2	12/7 Barnsbury Rd SOUTH YARRA 3141	$580,000	13/09/2024
3	11/14 Wrexham Rd WINDSOR 3181	$620,000	05/08/2024

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: 04/11/2024 10:50

13/K1 Raleigh Street, Prahran Vic 3181

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $610,000
Median Unit Price
Year ending September 2024: $522,500

Comparable Properties



7/125 Alma Rd ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $607,000
Method: Private Sale
Date: 19/09/2024
Property Type: Apartment

Agent Comments

2 bed 1 bath 1 car



12/7 Barnsbury Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $580,000
Method: Private Sale
Date: 13/09/2024
Property Type: Unit
Land Size: 70 sqm approx

Agent Comments

2 bed 1 bath 1 car



11/14 Wrexham Rd WINDSOR 3181 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 05/08/2024
Property Type: Apartment

Agent Comments

2 bed 1 bath 1 car

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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