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	1/11 St Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Single price $895,000

Median sale price

Median price $557,750 Property Type Unit Suburb Prahran

Period - From 01/10/2024 to 31/12/2024 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	1/21 Clarke St PRAHRAN 3181	$900,000	14/12/2024
2	15c The Avenue WINDSOR 3181	$938,000	13/12/2024
3	1/18 Ellesmere Rd WINDSOR 3181	$940,000	25/10/2024

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: 30/01/2025 09:25

1/11 St Edmonds Road, Prahran Vic 3181



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$895,000
Median Unit Price
December quarter 2024: $557,750

Comparable Properties



1/21 Clarke St PRAHRAN 3181 (REI)

2 1 1

Price: $900,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Apartment

Agent Comments



15c The Avenue WINDSOR 3181 (REI)

2 1 1

Price: $938,000
Method: Private Sale
Date: 13/12/2024
Property Type: Townhouse (Single)

Agent Comments



1/18 Ellesmere Rd WINDSOR 3181 (REI)

2 1 1

Price: $940,000
Method: Sold Before Auction
Date: 25/10/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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