

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

4/321 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between \$1,185,000 & \$1,265,000

Median sale price

Median price \$530,875 Property Type Unit Suburb Prahran

Period - From 15/01/2024 to 14/01/2025 Source Property Data

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	1/6 Linton St BALACLAVA 3183	\$1,080,000	17/12/2024
2	1/7 Ardoch Av ST KILDA EAST 3183	\$1,211,000	07/12/2024
3	3/54 Balaclava Rd ST KILDA EAST 3183	\$1,275,000	17/11/2024

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: 15/01/2025 10:08



2
 1
 1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$1,185,000 - \$1,265,000
Median Unit Price
 15/01/2024 - 14/01/2025: \$530,875

Comparable Properties



1/6 Linton St BALACLAVA 3183 (REI)

Agent Comments

2
 1
 1

Price: \$1,080,000
Method: Private Sale
Date: 17/12/2024
Property Type: House



1/7 Ardoch Av ST KILDA EAST 3183 (REI)

Agent Comments

3
 2
 2

Price: \$1,211,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit



3/54 Balaclava Rd ST KILDA EAST 3183 (REI)

Agent Comments

3
 2
 1

Price: \$1,275,000
Method: Auction Sale
Date: 17/11/2024
Property Type: Apartment

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