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	72/4 Sydney Street, Prahran Vic 3181

Indicative selling price

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

Range between $890,000 & $979,000

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	11/25 Rockley Rd SOUTH YARRA 3141	$966,000	08/11/2024
2	3/286 Toorak Rd SOUTH YARRA 3141	$960,000	14/09/2024
3	2906/1 Almeida Cr SOUTH YARRA 3141	$922,500	28/08/2024

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: 17/12/2024 17:42

72/4 Sydney Street, Prahran Vic 3181

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$890,000 - $979,000
Median Unit Price
Year ending September 2024: $522,500

Comparable Properties



11/25 Rockley Rd SOUTH YARRA 3141 (REI)

2 2 1

Price: $966,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment

Agent Comments



3/286 Toorak Rd SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $960,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Apartment

Agent Comments



2906/1 Almeida Cr SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $922,500
Method: Private Sale
Date: 28/08/2024
Property Type: Unit

Agent Comments

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