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	2/13 Arkle Street, Prahran Vic 3181

Indicative selling price

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

Range between $460,000 & $500,000

Median sale price

Median price $525,000 Property Type Unit Suburb Prahran

Period - From 12/11/2023 to 11/11/2024 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	4/35 Kooyong Rd ARMADALE 3143	$475,000	08/11/2024
2	8/4 The Avenue WINDSOR 3181	$461,000	25/10/2024
3	907/15 Clifton St PRAHRAN 3181	$530,000	15/10/2024

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: 12/11/2024 12:12

2/13 Arkle Street, Prahran Vic 3181

Nicholas Kaine
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$460,000 - $500,000
Median Unit Price
12/11/2023 - 11/11/2024: $525,000

Comparable Properties



4/35 Kooyong Rd ARMADALE 3143 (REI)

1 1 1

Price: $475,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment

Agent Comments

1 bed,1 bath, 1 car with a courtyard.



8/4 The Avenue WINDSOR 3181 (REI)

1 1 1

Price: $461,000
Method: Auction Sale
Date: 25/10/2024
Property Type: Unit

Agent Comments

1 bed,1 bath,1 car. Located within 600m.



907/15 Clifton St PRAHRAN 3181 (REI)

1 1 1

Price: $530,000
Method: Sold Before Auction
Date: 15/10/2024
Property Type: Unit

Agent Comments

1 bed,1 bath,1 car. Modern complex.

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