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	9/32 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between $470,000 & $500,000

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	19/20 St Edmonds Rd PRAHRAN 3181	$482,750	24/01/2025
2	2/13 Arkle St PRAHRAN 3181	$487,500	10/12/2024
3	4/35 Kooyong Rd ARMADALE 3143	$475,000	08/11/2024

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: 18/02/2025 16:29

9/32 Williams Road, Prahran Vic 3181



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$470,000 - $500,000
Median Unit Price
December quarter 2024: $557,750

Comparable Properties



19/20 St Edmonds Rd PRAHRAN 3181 (REI)

1 1 1

Price: $482,750
Method: Sold Before Auction
Date: 24/01/2025
Property Type: Unit

Agent Comments



2/13 Arkle St PRAHRAN 3181 (REI/VG)

1 1 1

Price: $487,500
Method: Private Sale
Date: 10/12/2024
Property Type: Apartment

Agent Comments



4/35 Kooyong Rd ARMADALE 3143 (REI/VG)

1 1 1

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

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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