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	29 Williams Road, Prahran Vic 3181

Indicative selling price

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

Single price $1,950,000

Median sale price

Median price $1,650,000 Property Type House Suburb Prahran

Period - From 01/01/2024 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	73 Lewisham Rd PRAHRAN 3181	$2,175,000	29/11/2024
2	320 Inkerman St ST KILDA EAST 3183	$1,877,000	27/11/2024
3	2 Wrights Tce PRAHRAN 3181	$1,840,000	26/10/2024

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: 06/03/2025 09:19

29 Williams Road, Prahran Vic 3181



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,950,000
Median House Price
Year ending December 2024: $1,650,000

Comparable Properties



73 Lewisham Rd PRAHRAN 3181 (REI)

3 2 -

Price: $2,175,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: House (Res)
Land Size: 346 sqm approx

Agent Comments



320 Inkerman St ST KILDA EAST 3183 (REI/VG)

4 3 2

Price: $1,877,000
Method: Sold Before Auction
Date: 27/11/2024
Property Type: House (Res)
Land Size: 268 sqm approx

Agent Comments



2 Wrights Tce PRAHRAN 3181 (REI)

3 2 1

Price: $1,840,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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