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	108/220 Commercial Road, Prahran Vic 3181

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,650,000 Property Type House 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	304/79 River St SOUTH YARRA 3141	$1,080,000	15/01/2025
2	43/449-453 St Kilda Rd MELBOURNE 3004	$1,160,000	10/01/2025
3	1/50 Walsh St SOUTH YARRA 3141	$1,160,000	30/10/2024

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: 17/02/2025 11:07

108/220 Commercial Road, Prahran Vic 3181

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3 2 2

Property Type: Apartment
Land Size: 4654.89 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2024: $1,650,000

Comparable Properties



304/79 River St SOUTH YARRA 3141 (REI)

2 2 1

Price: $1,080,000
Method: Private Sale
Date: 15/01/2025
Property Type: Apartment

Agent Comments



43/449-453 St Kilda Rd MELBOURNE 3004 (REI)

2 1 1

Price: $1,160,000
Method: Private Sale
Date: 10/01/2025
Property Type: Apartment
Land Size: 106 sqm approx

Agent Comments



1/50 Walsh St SOUTH YARRA 3141 (REI/VG)

3 1 -

Price: $1,160,000
Method: Auction Sale
Date: 30/10/2024
Property Type: Apartment
Land Size: 131 sqm approx

Agent Comments

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