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	23/311 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between $350,000 & $380,000

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	12/209 Dandenong Rd WINDSOR 3181	$370,000	23/12/2024
2	13/2 Armadale St ARMADALE 3143	$380,000	19/11/2024
3	11/7 Ellesmere Rd WINDSOR 3181	$370,000	25/10/2024

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: 27/03/2025 09:22

23/311 Dandenong Road, Prahran Vic 3181

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000 - $380,000
Median Unit Price
December quarter 2024: $557,750

Comparable Properties



12/209 Dandenong Rd WINDSOR 3181 (REI/VG)

1 1 1

Price: $370,000
Method: Private Sale
Date: 23/12/2024
Property Type: Apartment

Agent Comments



13/2 Armadale St ARMADALE 3143 (REI/VG)

1 1 1

Price: $380,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment

Agent Comments



11/7 Ellesmere Rd WINDSOR 3181 (REI/VG)

1 1 1

Price: $370,000
Method: Private Sale
Date: 25/10/2024
Property Type: Apartment

Agent Comments

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