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	5 St Edmonds Road, Prahran VIC 3181

Indicative selling price

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

Range between $480,000 & $510,000

Median sale price

Median price $585,000 Property Type Unit Suburb Prahran

Period - From 17/12/2024 to 16/06/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/59 Hotham Street St Kilda East VIC 3183	$488,500	31/05/2025
3/6 Closeburn Avenue Prahran VIC 3181	$502,500	01/05/2025
7/8 The Avenue Windsor VIC 3181	$515,000	03/03/2025

This Statement of Information was prepared on: 17/06/2025