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	34/20 St Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $530,875 Property Type Unit 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	9/21 Irving Av PRAHRAN 3181	$525,000	22/02/2025
2	5/4 Victoria St WINDSOR 3181	$550,000	19/02/2025
3	6/317 Dandenong Rd PRAHRAN 3181	$500,000	31/01/2025

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: 02/04/2025 15:22

34/20 St Edmonds Road, Prahran Vic 3181

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



2 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending December 2024: $530,875

Comparable Properties



9/21 Irving Av PRAHRAN 3181 (REI/VG)

2 1 1

Price: $525,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit

Agent Comments



5/4 Victoria St WINDSOR 3181 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment

Agent Comments



6/317 Dandenong Rd PRAHRAN 3181 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 31/01/2025
Property Type: Apartment

Agent Comments

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