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	17/20 St Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $525,000 Property Type Unit Suburb Prahran

Period - From 25/06/2024 to 24/06/2025 Source Property Data

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	9/63 High St PRAHRAN 3181	$760,000	21/06/2025
2	10/14 Macquarie St PRAHRAN 3181	$745,000	18/03/2025
3	79/8 Perth St PRAHRAN 3181	$737,000	07/02/2025

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: 25/06/2025 16:53

17/20 St Edmonds Road, Prahran Vic 3181

James Burne
9520 9020
0434 288 066
jburne@bigginscott.com.au



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
25/06/2024 - 24/06/2025: $525,000

Comparable Properties



9/63 High St PRAHRAN 3181 (REI)

2 1 2

Price: $760,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Apartment

Agent Comments



10/14 Macquarie St PRAHRAN 3181 (REI/VG)

2 2 1

Price: $745,000
Method: Sold Before Auction
Date: 18/03/2025
Property Type: Apartment

Agent Comments



79/8 Perth St PRAHRAN 3181 (REI/VG)

2 1 1

Price: $737,000
Method: Sold Before Auction
Date: 07/02/2025
Property Type: Unit

Agent Comments

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