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	24/6 Williams Road, Prahran VIC 3181

Indicative selling price

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

Range between $250,000 & $275,000

Median sale price

Median price $580,000 Property Type Unit Suburb Prahran

Period - From 22/01/2025 to 21/07/2025 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
3/6 Cardigan Street St Kilda East VIC 3183	$270,000	15/03/2025
2/314 Inkerman Street St Kilda East VIC 3183	$272,500	08/04/2025
18/1 Lumley Court Prahran VIC 3181	$240,000	06/06/2025

This Statement of Information was prepared on: 22/07/2025