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	1/660 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $491,750 Property Type Unit Suburb Prahran

Period - From 01/07/2024 to 30/06/2025 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	4/241 Williams Rd SOUTH YARRA 3141	$690,000	05/08/2025
2	320/471 Malvern Rd SOUTH YARRA 3141	$677,500	24/07/2025
3	4/656 Toorak Rd TOORAK 3142	$650,000	16/07/2025

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: 27/08/2025 13:10

1/660 Malvern Road, Prahran Vic 3181

James Annett
03 9509 0411
0422 930 845
james.annett@belleproperty.com



2 1 1

Property Type: Apartment
Land Size: 92 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
Year ending June 2025: $491,750

Comparable Properties



4/241 Williams Rd SOUTH YARRA 3141 (REI)

3 1 1

Price: $690,000
Method: Sold Before Auction
Date: 05/08/2025
Property Type: Apartment

Agent Comments



320/471 Malvern Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $677,500
Method: Private Sale
Date: 24/07/2025
Property Type: Apartment

Agent Comments



4/656 Toorak Rd TOORAK 3142 (REI/VG)

2 1 1

Price: $650,000
Method: Private Sale
Date: 16/07/2025
Property Type: Unit

Agent Comments

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