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	3/29 The Avenue, Prahran Vic 3181

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $480,000 Property Type Unit Suburb Prahran

Period - From 01/04/2025 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	9/15 Kelvin Gr PRAHRAN 3181	$640,000	11/09/2025
2	1/660 Malvern Rd PRAHRAN 3181	$637,000	06/09/2025
3	8/41 Sutherland Rd ARMADALE 3143	$636,000	12/07/2025

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: 18/09/2025 09:33

3/29 The Avenue, Prahran Vic 3181

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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
June quarter 2025: $480,000

Comparable Properties



9/15 Kelvin Gr PRAHRAN 3181 (REI)

2 1 1

Price: $640,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Apartment

Agent Comments



1/660 Malvern Rd PRAHRAN 3181 (REI)

2 1 1

Price: $637,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Apartment
Land Size: 92 sqm approx

Agent Comments



8/41 Sutherland Rd ARMADALE 3143 (REI)

2 1 1

Price: $636,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Apartment

Agent Comments

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