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	20/1 Lumley Court, Prahran VIC 3181

Indicative selling price

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

Range between $225,000 & $245,000

Median sale price

Median price $1,700,000 Property Type Other Suburb Prahran

Period - From 29/04/2025 to 28/10/2025 Source Cotality™

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
14/1 Lumley Court Prahran VIC 3181	$236,000	28/07/2025
LOT 34/1 Lumley Court Prahran VIC 3181	$240,000	06/06/2025
18/1 Lumley Court Prahran VIC 3181	$240,000	06/06/2025

This Statement of Information was prepared on: 29/10/2025