

# 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

14 Aberdeen Road, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,790,000

Property Type House

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 | 47 Pridham St PRAHRAN 3181     | \$1,295,000 | 05/04/2025   |
| 2 | 12 Donald St PRAHRAN 3181      | \$1,360,000 | 29/03/2025   |
| 3 | 601 High St PRAHRAN 3181       | \$1,360,000 | 03/05/2025   |

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:

06/08/2025 11:43

14 Aberdeen Road, Prahran Vic 3181



Andrew James  
03 9509 0411  
0411 420 788

andrew.james@belleproperty.com

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending June 2025: \$1,790,000



2 2 1

**Property Type:** House (Res)

**Land Size:** 118 sqm approx

Agent Comments

## Comparable Properties



**47 Pridham St PRAHRAN 3181 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,295,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** House (Res)

**Land Size:** 135 sqm approx



**12 Donald St PRAHRAN 3181 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,360,000

**Method:** Sold Before Auction

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 223 sqm approx



**601 High St PRAHRAN 3181 (REI/VG)**

Agent Comments

4 1 2

**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 03/05/2025

**Property Type:** House

**Land Size:** 214 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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