

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

7/608-610 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Prahran

Period - From

06/08/2024

to

05/08/2025

Source

Property Data

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	705/8e Evergreen Mews ARMADALE 3143	\$770,000	11/07/2025
2	24/8 Sydney St PRAHRAN 3181	\$750,000	20/06/2025
3	210/38 Cunningham St SOUTH YARRA 3141	\$739,000	14/02/2025

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 17:11



2
 2
 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

06/08/2024 - 05/08/2025: \$520,000

Comparable Properties



705/8e Evergreen Mews ARMADALE 3143 (REI)

Agent Comments

2
 2
 1

Price: \$770,000

Method: Private Sale

Date: 11/07/2025

Property Type: Apartment



24/8 Sydney St PRAHRAN 3181 (REI)

Agent Comments

2
 2
 1

Price: \$750,000

Method: Private Sale

Date: 20/06/2025

Property Type: Apartment



210/38 Cunningham St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 2
 1

Price: \$739,000

Method: Private Sale

Date: 14/02/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140