

# 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

1/328 Malvern 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 \$690,000

&

\$720,000

### 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 | 14/45-47 Chapel St ST KILDA 3182 | \$700,000 | 02/07/2025   |
| 2 | 22/32 Porter St PRAHRAN 3181     | \$730,000 | 11/04/2025   |
| 3 | 8/30 Chomley St PRAHRAN 3181     | \$700,000 | 09/04/2025   |

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:

31/07/2025 10:06

1/328 Malvern Road, Prahran Vic 3181



Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$690,000 - \$720,000

**Median Unit Price**

Year ending June 2025: \$491,750



2 1 0

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**14/45-47 Chapel St ST KILDA 3182 (REI)**

**Agent Comments**

2 1 -

**Price:** \$700,000

**Method:** Private Sale

**Date:** 02/07/2025

**Property Type:** Apartment



**22/32 Porter St PRAHRAN 3181 (VG)**

**Agent Comments**

2 - -

**Price:** \$730,000

**Method:** Sale

**Date:** 11/04/2025

**Property Type:** Strata Unit/Flat



**8/30 Chomley St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 2 -

**Price:** \$700,000

**Method:** Private Sale

**Date:** 09/04/2025

**Property Type:** Unit

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



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