# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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	12/12a Abeckett Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$490,000	&	\$539,000
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### Median sale price

Median price	\$491,750	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	11/2-4 Jessamine Av PRAHRAN 3181	\$493,500	15/03/2025
2	10/8 Washington St TOORAK 3142	\$595,000	28/02/2025
3	3/530 Toorak Rd TOORAK 3142	\$605,000	22/02/2025

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2025 15:51









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$490,000 - \$539,000 Median Unit Price Year ending June 2025: \$491,750

# Comparable Properties



11/2-4 Jessamine Av PRAHRAN 3181 (REI)

1

<del>6</del>

**Price:** \$493,500 **Method:** Auction Sale **Date:** 15/03/2025

Property Type: Apartment

Agent Comments



10/8 Washington St TOORAK 3142 (REI/VG)

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1





<del>7</del>

**Agent Comments** 

**Price:** \$595,000 **Method:** Private Sale **Date:** 28/02/2025

Property Type: Apartment



3/530 Toorak Rd TOORAK 3142 (REI/VG)

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1



6

**3** 1

**Agent Comments** 

Price: \$605,000 Method: Private Sale Date: 22/02/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000





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