Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2/6 Closeburn Avenue, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$400,000 & \$440,000	Range between	\$400,000	&	\$440,000
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Median sale price

Median price	\$522,500	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/04/2024	to	31/03/2025	S	ource	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

1	9/19 Ellesmere Rd WINDSOR 3181	\$400,000	07/04/2025
2	9/6 Closeburn Av PRAHRAN 3181	\$435,000	21/03/2025
3	12/26 Wynnstay Rd PRAHRAN 3181	\$418,000	01/02/2025

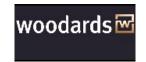
OR

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:	23/06/2025 11:11



Date of sale







Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** Year ending March 2025: \$522,500

Comparable Properties



9/19 Ellesmere Rd WINDSOR 3181 (REI)

Price: \$400,000

Method: Sold Before Auction

Date: 07/04/2025

Property Type: House (Res)

Agent Comments

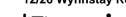
9/6 Closeburn Av PRAHRAN 3181 (REI/VG)





Agent Comments

Price: \$435,000 Method: Private Sale Date: 21/03/2025 Property Type: Unit



12/26 Wynnstay Rd PRAHRAN 3181 (REI/VG)

Price: \$418,000 Method: Auction Sale Date: 01/02/2025 Property Type: Unit

Agent Comments

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504





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