

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

2/6 Closeburn Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$522,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2024

to 31/03/2025

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	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



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)

Agent Comments



Price: \$400,000
Method: Sold Before Auction
Date: 07/04/2025
Property Type: House (Res)

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 Wynnstey Rd PRAHRAN 3181 (REI/VG)

Agent Comments



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

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