### 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	12/329 Dandenong Road, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$500,000	&	\$550,000
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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

Address of comparable property		Price	Date of sale
1	5/403 Dandenong Rd ARMADALE 3143	\$548,000	05/07/2025
2	14/15 Kelvin Gr PRAHRAN 3181	\$536,000	29/05/2025
3	12/527 Dandenong Rd ARMADALE 3143	\$540,000	17/04/2025

#### 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:	14/07/2025 11:18









**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending June 2025: \$491,750

## Comparable Properties



5/403 Dandenong Rd ARMADALE 3143 (REI)

**Agent Comments** 

Price: \$548,000 Method: Auction Sale Date: 05/07/2025

Property Type: Apartment

14/15 Kelvin Gr PRAHRAN 3181 (REI)

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**Agent Comments** 

Price: \$536,000

Method: Sold Before Auction

Date: 29/05/2025

Property Type: Apartment

12/527 Dandenong Rd ARMADALE 3143 (REI/VG)



**Agent Comments** 

Price: \$540,000 Method: Private Sale Date: 17/04/2025

Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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