

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

12/329 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$500,000

&

\$550,000

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	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 comparable properties 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



Property Type:
Agent Comments

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)

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