

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 307/220 Commercial Road, Prahran, Vic 3181


Indicative selling price

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

Single price \$579,000

Median sale price

Median price \$518,000 Property type Unit Suburb Prahran

Period - From 01/04/2025 to 30/06/2025 Source  PropTrack

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
202/31 Grattan Street, Prahran, VIC 3181	\$585,000	22/05/2025
503/25 Wilson Street, South Yarra, VIC 3141	\$575,000	02/06/2025
6/5 Charnwood Grove, St Kilda, VIC 3182	\$580,000	21/03/2025

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: 28/07/2025