

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

3/1 Lumley Court, Prahran Vic 3181

Indicative selling price

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

Range between \$240,000 & \$260,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Prahran

Period - From 01/01/2025 to 31/12/2025 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 | 1/1 Lumley Ct PRAHRAN 3181 | \$252,500 | 10/10/2025 |
| 2 | 20/1 Lumley Ct PRAHRAN 3181 | \$245,000 | 29/09/2025 |
| 3 | 3/1 Lumley Ct PRAHRAN 3181 | \$255,000 | 10/09/2025 |

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:

11/02/2026 16:05



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$240,000 - \$260,000

Median Unit Price

Year ending December 2025: \$505,000

Comparable Properties



1/1 Lumley Ct PRAHRAN 3181 (VG)

Agent Comments

1
 -
 -

Price: \$252,500

Method: Sale

Date: 10/10/2025

Property Type: Strata Unit/Flat



20/1 Lumley Ct PRAHRAN 3181 (REI/VG)

Agent Comments

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 1

Price: \$245,000

Method: Private Sale

Date: 29/09/2025

Property Type: Studio Apartment



3/1 Lumley Ct PRAHRAN 3181 (REI/VG)

Agent Comments

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 1

Price: \$255,000

Method: Private Sale

Date: 10/09/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372