

### 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 5/20 Wynnstay Road Prahran  
Including suburb and  
Postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

**Single Sale price: \$600,000**

Median price \$550,000 Property Type: Apartment Suburb: Prahran

Period – From 28/08/2025 to 29/01/2026 Source REIV

### Comparable property sales ("Delete A or B below as applicable")

A These are the 3 properties sold within three kilometre of the property for sale in the last year 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	18/20 Wynnstay Rd Prahran	\$605,000	28/08/2025
2	224/15 Clifton St Prahran	\$607,500	27/01/2026
3	202/11 Hillingdon Place Prahran	\$595,000	29/01/2026