

# 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 111/32-34 St Edmonds Road, Prahran, VIC 3181

### Indicative selling price

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

Single Price \$149,990

### Median sale price

Median price \$561,250 Property Type Unit Suburb Prahran (3181)

Period - From 01/01/2025 to 31/12/2025 Source Cotality

### Comparable property sales

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
307/32-34 ST EDMONDS ROAD, PRAHRAN VIC 3181	\$139,900	06/08/2025
28/17 MACQUARIE STREET, PRAHRAN VIC 3181	\$149,000	22/07/2025
101/42 PORTER STREET, PRAHRAN VIC 3181	\$155,000	23/07/2025

This Statement of Information was prepared on: 11/01/2026