

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

14/17 MACQUARIE STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$130,000

&

\$140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,999

Property type

Unit

Suburb

Prahran

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

28/17 MACQUARIE STREET PRAHRAN VIC 3181	\$149,000	22-Jul-25
34/20 ST EDMONDS ROAD PRAHRAN VIC 3181	\$565,500	12-Jul-25
4/14 MACQUARIE STREET PRAHRAN VIC 3181	\$510,000	20-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 30 July 2025

**28/17 MACQUARIE STREET
PRAHRAN VIC 3181**

- 1 1

Sold Price

RS

\$149,000

Sold Date

22-Jul-25

Distance

0km**34/20 ST EDMONDS ROAD
PRAHRAN VIC 3181**

2 1 1

Sold Price

RS

\$565,500

Sold Date

12-Jul-25

Distance

0.03km**4/14 MACQUARIE STREET
PRAHRAN VIC 3181**

2 1 1

Sold Price

\$510,000

Sold Date

20-Jun-25

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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