

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 310/220 Commercial Road, Prahran Vic 3181

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Prahran

Period - From 01/07/2025 to 30/09/2025 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	310/10 Hillingdon PI PRAHRAN 3181	\$560,000	24/10/2025
2	2/29 Hardy St SOUTH YARRA 3141	\$600,000	17/09/2025
3	31/166 Toorak Rd.W SOUTH YARRA 3141	\$540,000	22/08/2025

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: 15/12/2025 12:10



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

September quarter 2025: \$530,000

Comparable Properties



310/10 Hillingdon PI PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$560,000

Method: Private Sale

Date: 24/10/2025

Property Type: Apartment



2/29 Hardy St SOUTH YARRA 3141 (VG)

Agent Comments

1 - -

Price: \$600,000

Method: Sale

Date: 17/09/2025

Property Type: Strata Unit/Flat



31/166 Toorak Rd.W SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$540,000

Method: Private Sale

Date: 22/08/2025

Property Type: Unit

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140