

# 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 502/220 Commercial 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)

Range between \$575,000 & \$630,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 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	509/181 Fitzroy St ST KILDA 3182	\$630,000	22/11/2025
2	18/10 Clifton St PRAHRAN 3181	\$626,000	25/09/2025
3	12/16a Chapel St ST KILDA 3182	\$577,000	11/09/2025

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: 22/01/2026 09:10



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$575,000 - \$630,000

**Median Unit Price**

December quarter 2025: \$560,000

## Comparable Properties



509/181 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

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**Price:** \$630,000

**Method:** Private Sale

**Date:** 22/11/2025

**Property Type:** Apartment



18/10 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

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**Price:** \$626,000

**Method:** Private Sale

**Date:** 25/09/2025

**Property Type:** Apartment



12/16a Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

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  1

**Price:** \$577,000

**Method:** Private Sale

**Date:** 11/09/2025

**Property Type:** Apartment

**Land Size:** 81 sqm approx

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



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