

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

9/32 Aberdeen Road, Prahran VIC 3181

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Prahran

Period - From

12/09/2025

to

11/03/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 7/22 Trinian Street, Prahran | \$374,000 | 30/11/2025 |
| 1/32 Donald Street, Prahran | \$432,500 | 28/11/2025 |
| 14/10 Highbury Grove, Prahran | \$386,000 | 21/11/2025 |

This Statement of Information was prepared on:

13/03/2026