

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

28/20 St Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$550,500 Property Type Unit Suburb Prahran

Period - From 01/01/2026 to 31/03/2026 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	103/12 Anchor PI PRAHRAN 3181	\$630,000	02/04/2026
2	32/670 Malvern Rd PRAHRAN 3181	\$635,000	30/03/2026
3	413/87 High St PRAHRAN 3181	\$671,000	16/02/2026

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:

17/04/2026 16:11



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



103/12 Anchor PI PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment



32/670 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$635,000

Method: Sold Before Auction

Date: 30/03/2026

Property Type: Apartment



413/87 High St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 2

Price: \$671,000

Method: Private Sale

Date: 16/02/2026

Property Type: Apartment