

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 312/32-34 St Edmonds Road, Prahran, VIC 3181

Indicative selling price

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

Price Range

\$120,000

&

\$125,000

Median sale price

Median price

\$555,000

Property Type

Apartment

Suburb

Prahran (3181)

Period - From

01/11/2024

to

31/10/2025

Source

Cotality

Comparable property sales

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
307/32-34 ST EDMONDS ROAD, PRAHRAN VIC 3181	\$139,900	06/08/2025
28/17 MACQUARIE STREET, PRAHRAN VIC 3181	\$149,000	22/07/2025
208/42 PORTER STREET, PRAHRAN VIC 3181	\$131,000	14/05/2025

This Statement of Information was prepared on: 25/11/2025