

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

2/158 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between \$370,000

&

\$400,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Prahran

Period - From 15/09/2024

to 14/09/2025

Source Property Data

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	17/621 Toorak Rd TOORAK 3142	\$390,000	31/07/2025
2	11/23 The Avenue WINDSOR 3181	\$385,000	07/07/2025
3	23/311 Dandenong Rd PRAHRAN 3181	\$390,000	01/05/2025

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:

15/09/2025 10:51



1
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Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

15/09/2024 - 14/09/2025: \$530,000

Comparable Properties



17/621 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

1
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Price: \$390,000

Method: Private Sale

Date: 31/07/2025

Property Type: Apartment



11/23 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

1
 1
 1

Price: \$385,000

Method: Sold Before Auction

Date: 07/07/2025

Property Type: Apartment



23/311 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments

1
 1
 1

Price: \$390,000

Method: Sold Before Auction

Date: 01/05/2025

Property Type: Apartment

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