

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

3/20 St Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Range between \$740,000 & \$770,000

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.

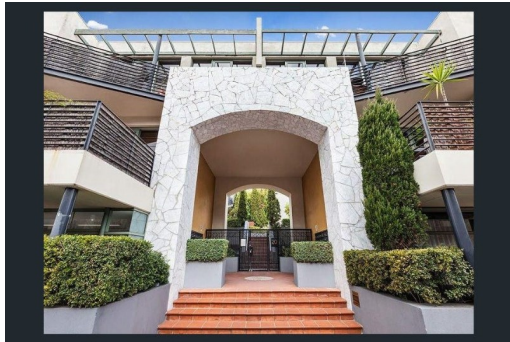
	Address of comparable property	Price	Date of sale
1	4/17 St Leonards Av ST KILDA 3182	\$750,000	02/03/2026
2	906/700 Chapel St SOUTH YARRA 3141	\$765,000	02/03/2026
3	16/20 St Edmonds Rd PRAHRAN 3181	\$745,000	23/02/2026

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:

10/04/2026 08:24



2 1 2

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$740,000 - \$770,000
Median Unit Price
March quarter 2026: \$550,500

Comparable Properties



4/17 St Leonards Av ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000
Method: Private Sale
Date: 02/03/2026
Property Type: Apartment



906/700 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$765,000
Method: Private Sale
Date: 02/03/2026
Property Type: Apartment

16/20 St Edmonds Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$745,000
Method: Private Sale
Date: 23/02/2026
Property Type: Apartment

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400