

# 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

4 Kelvin Grove, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,600,000

&

\$3,960,000

### Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Prahran

Period - From

30/01/2024

to

29/01/2025

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	81 Mathoura Rd TOORAK 3142	\$3,830,000	14/09/2024
2	4a Evelina Rd TOORAK 3142	\$3,960,000	07/09/2024
3			

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:

30/01/2025 11:05



**Property Type:** House  
**Land Size:** 668 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,600,000 - \$3,960,000  
**Median House Price**  
30/01/2024 - 29/01/2025: \$1,570,000

## Comparable Properties



**81 Mathoura Rd TOORAK 3142 (REI/VG)**

**Agent Comments**



**Price:** \$3,830,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 450 sqm approx



**4a Evelina Rd TOORAK 3142 (REI/VG)**

**Agent Comments**



**Price:** \$3,960,000  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx

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.