

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

10 Alfred Street, Prahran VIC 3181

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,500,000

Property type

House

Suburb

Prahran

Period - From

01/04/2024

to

30/06/2024

Source

REIV

Comparable property sales

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
4 St John Street, Windsor	\$1,850,000	12/09/2024
108 Charles Street, Prahran	\$1,720,000	15/06/2024
62 Oban Street, South Yarra	\$1,840,000	04/05/2024

This Statement of Information was prepared on: 08 October 2024