

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

15 Perth Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$3,700,000

&

\$3,900,000

Median sale price

Median price

\$1,715,000

Property Type

House

Suburb

Prahran

Period - From

01/07/2023

to

30/06/2024

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	81 Mathoura Rd TOORAK 3142	\$3,830,000	14/09/2024
2	85 Chatsworth Rd PRAHRAN 3181	\$3,750,000	22/06/2024
3	385 Toorak Rd SOUTH YARRA 3141	\$3,800,000	01/05/2024

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:

30/09/2024 16:13

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Indicative Selling Price

\$3,700,000 - \$3,900,000

Median House Price

Year ending June 2024: \$1,715,000



4 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties

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

Agent Comments

4 2 2

Price: \$3,830,000**Method:** Auction Sale**Date:** 14/09/2024**Property Type:** House (Res)**Land Size:** 450 sqm approx**85 Chatsworth Rd PRAHRAN 3181 (REI/VG)**

Agent Comments

3 2 2

Price: \$3,750,000**Method:** Auction Sale**Date:** 22/06/2024**Property Type:** House (Res)**Land Size:** 430 sqm approx**385 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3 2 2

Price: \$3,800,000**Method:** Private Sale**Date:** 01/05/2024**Property Type:** House**Land Size:** 580 sqm approx