Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 64 Perth Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$1,300,000		&		\$1,430,000				
Median sale price									
Median price	\$1,650,000	Pro	Property Type H		House		Suburb	Prahran	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	36a Hardy St SOUTH YARRA 3141	\$1,355,000	26/01/2025
2	56a Hornby St WINDSOR 3181	\$1,475,000	29/11/2024
3	112 Williams Rd PRAHRAN 3181	\$1,307,000	26/10/2024

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:

05/02/2025 19:15



64 Perth Street, Prahran Vic 3181

BigginScott

Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au





Property Type: House Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price Year ending December 2024: \$1,650,000

Comparable Properties

36a Hardy St SOUTH YARRA 3141 (REI) 3 2 1 Price: \$1,355,000 Method: Private Sale Date: 26/01/2025 Property Type: Unit	Agent Comments
56a Hornby St WINDSOR 3181 (REI/VG) 3 2 2 Price: \$1,475,000 Method: Sold Before Auction Date: 29/11/2024 Property Type: House (Res) Land Size: 117 sqm approx	Agent Comments
112 Williams Rd PRAHRAN 3181 (REI/VG) 3 2 2 1 Price: \$1,307,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res)	Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.