

# 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

64 Perth Street, 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 \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Prahran

Period - From 01/01/2024 to 31/12/2024 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	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



 3   
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  1

**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)**

Agent Comments

 3   
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  1

**Price:** \$1,355,000

**Method:** Private Sale

**Date:** 26/01/2025

**Property Type:** Unit



**56a Hornby St WINDSOR 3181 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,475,000

**Method:** Sold Before Auction

**Date:** 29/11/2024

**Property Type:** House (Res)

**Land Size:** 117 sqm approx



**112 Williams Rd PRAHRAN 3181 (REI/VG)**

Agent Comments

 3   
  2   
  1

**Price:** \$1,307,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House (Res)

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