Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,350,000

Property offered for sale

Perth Street, Prahran Vic 3181
P

Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000
Range between	\$1,350,000	&	\$1,450,000

Median sale price

Median price	\$1,570,000	Pro	perty Type	House		Suburb	Prahran
Period - From	19/02/2024	to	18/02/2025		Source	Property	/ Data

Comparable property sales (*Delete A or B below as applicable)

1b Raglan St ST KILDA EAST 3183

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.

Ad	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

OR

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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:	19/02/2025 15:42



23/10/2024



Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** 19/02/2024 - 18/02/2025: \$1,570,000





Property Type: House **Agent Comments**

Comparable Properties



36a Hardy St SOUTH YARRA 3141 (REI)

Agent Comments

Price: \$1,355,000 Method: Private Sale Date: 26/01/2025 **Property Type:** Unit



56a Hornby St WINDSOR 3181 (REI/VG)

Price: \$1,475,000

Method: Sold Before Auction

Date: 29/11/2024

Property Type: House (Res) Land Size: 117 sqm approx

Agent Comments



1b Ragian St ST KILDA EAST 3183 (REI/VG)

Price: \$1,350,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: Townhouse (Res) Land Size: 142 sqm approx

Agent Comments

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





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