

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,570,000

Property 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)

**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	1b Raglan St ST KILDA EAST 3183	\$1,350,000	23/10/2024

**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:

19/02/2025 15:42



3 2 1

**Property Type:** House

Agent Comments

## Comparable Properties



**36a Hardy St SOUTH YARRA 3141 (REI)**

Agent Comments

3 2 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



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

Agent Comments

3 2 2

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 23/10/2024

**Property Type:** Townhouse (Res)

**Land Size:** 142 sqm approx