

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

45 Wrights Terrace, Prahran Vic 3181

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Prahran

Period - From

01/10/2024

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	21 Pridham St PRAHRAN 3181	\$1,081,000	05/03/2025
2	22 Spring St PRAHRAN 3181	\$1,000,000	13/11/2024
3	36a Lewisham Rd WINDSOR 3181	\$1,145,000	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:

19/03/2025 15:57

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2 1 0

Rooms: 3
Property Type: House
Land Size: 117 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2024: \$1,650,000

Comparable Properties



21 Pridham St PRAHRAN 3181 (REI) Agent Comments

2 1 -

Price: \$1,081,000
Method: Private Sale
Date: 05/03/2025
Property Type: House



22 Spring St PRAHRAN 3181 (REI/VG) Agent Comments

2 1 -

Price: \$1,000,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 119 sqm approx



36a Lewisham Rd WINDSOR 3181 (REI/VG) Agent Comments

2 1 -

Price: \$1,145,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: House (Res)
Land Size: 168 sqm approx