

# 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

56 Spring 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 \$940,000 & \$1,020,000

### Median sale price

Median price \$1,705,000 Property Type House Suburb Prahran

Period - From 01/10/2023 to 30/09/2024 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	22 Spring St PRAHRAN 3181	\$1,000,000	13/11/2024
2	34 Florence St PRAHRAN 3181	\$1,050,000	16/10/2024
3	3 Primrose St WINDSOR 3181	\$1,010,000	17/08/2024

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: 18/12/2024 09:48



**Property Type:** House

Agent Comments

## Comparable Properties



**22 Spring St PRAHRAN 3181 (REI/VG)**

Agent Comments



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

**Method:** Private Sale

**Date:** 13/11/2024

**Property Type:** House

**Land Size:** 119 sqm approx



**34 Florence St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 16/10/2024

**Property Type:** House (Res)

**Land Size:** 191 sqm approx



**3 Primrose St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 17/08/2024

**Property Type:** House

**Land Size:** 131 sqm approx