

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

12 Gooch Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$1,850,000

&

\$2,035,000

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	1 Errol St PRAHRAN 3181	\$1,900,000	17/10/2024
2	49 Earl St WINDSOR 3181	\$1,860,000	12/09/2024
3	56 Bayview St PRAHRAN 3181	\$1,905,000	05/09/2024

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:

22/01/2025 09:33

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Indicative Selling Price

\$1,850,000 - \$2,035,000

Median House Price

Year ending December 2024: \$1,650,000



 3  3  0

Property Type: House (Res)

Land Size: 157 sqm approx

Agent Comments

Comparable Properties



1 Errol St PRAHRAN 3181 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,900,000

Method: Sold Before Auction

Date: 17/10/2024

Property Type: House (Res)

Land Size: 356 sqm approx



49 Earl St WINDSOR 3181 (REI/VG)

Agent Comments

 3  3  -

Price: \$1,860,000

Method: Sold Before Auction

Date: 12/09/2024

Property Type: House (Res)

Land Size: 138 sqm approx



56 Bayview St PRAHRAN 3181 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,905,000

Method: Sold Before Auction

Date: 05/09/2024

Property Type: House (Res)

Land Size: 212 sqm approx

Account - Whitefox Real Estate | P: 96459699



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