

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	26 Ann Street, Prahran, VIC 3181
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Indicative selling price

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

Price Range	\$2,500,000	&	\$2,750,000
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Median sale price

Median price	\$1,500,000	Property Type	House	Suburb	Prahran (3181)
Period - From	01/10/2023	to	30/09/2024	Source	CoreLogic

Comparable property sales

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
90 HORNBY STREET, WINDSOR VIC 3181	\$2,712,500	13/06/2024
1 TRINIAN ST PRAHRAN VIC 3181	\$2,850,000	23/05/2024
14 HYLAND STREET, SOUTH YARRA VIC 3141	\$2,590,000	03/08/2024

This Statement of Information was prepared on: 09/10/2024