

# 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

148 Peel 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)

Single price \$1,869,000

### Median sale price

Median price \$1,789,000

Property Type House

Suburb Prahran

Period - From 01/10/2024

to 30/09/2025

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	13 Barry St SOUTH YARRA 3141	\$1,790,000	27/10/2025
2	36 Closeburn Av PRAHRAN 3181	\$1,810,000	31/10/2025
3	25 Molesworth St PRAHRAN 3181	\$1,830,000	29/10/2025

**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:

10/12/2025 18:00

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**Indicative Selling Price**

\$1,869,000

**Median House Price**

Year ending September 2025: \$1,789,000



**Property Type:**

Agent Comments

## Comparable Properties



**13 Barry St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$1,790,000

**Method:** Private Sale

**Date:** 27/10/2025

**Property Type:** House (Res)

**Land Size:** 433 sqm approx



**36 Closeburn Av PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$1,810,000

**Method:** Private Sale

**Date:** 31/10/2025

**Property Type:** House



**25 Molesworth St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$1,830,000

**Method:** Auction Sale

**Date:** 29/10/2025

**Property Type:** House (Res)

**Land Size:** 240 sqm approx