

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 ST MATTHEWS WAY, PRAHRAN, VIC 3181

Indicative selling price

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

Price Range: \$1,800,000 to \$1,900,000

Median sale price

Median price

\$1,450,000

Property type

House

Suburb

PRAHRAN

Period

01 July 2025 to 30 September
2025

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
125 WESTBURY ST, BALACLAVA, VIC 3183	\$1,849,000	06/05/2025
8 MOSS ST, PRAHRAN, VIC 3181	\$2,025,000	20/08/2025
5 IVY ST, PRAHRAN, VIC 3181	\$1,900,000	23/05/2025

This Statement of Information was prepared on: 22/10/2025