

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

21 Green Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,749,500

Property Type House

Suburb Prahran

Period - From 01/07/2025

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	36 Closeburn Av PRAHRAN 3181	\$1,810,000	31/10/2025
2	13 Barry St SOUTH YARRA 3141	\$1,790,000	27/10/2025
3	76 Hawksburn Rd SOUTH YARRA 3141	\$1,850,000	20/10/2025

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:

19/11/2025 10:40



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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

September quarter 2025: \$1,749,500



Property Type:

Agent Comments

Comparable Properties



36 Closeburn Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,810,000

Method: Private Sale

Date: 31/10/2025

Property Type: House



13 Barry St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,790,000

Method: Private Sale

Date: 27/10/2025

Property Type: House (Res)



76 Hawksburn Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,850,000

Method: Sold Before Auction

Date: 20/10/2025

Property Type: House (Res)