

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

23/11 Mount Street, Prahran Vic 3181

Indicative selling price

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

Range between \$950,000

&

\$1,015,000

Median sale price

Median price \$540,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2025

to

30/06/2026

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	43/26 Porter St PRAHRAN 3181	\$1,040,000	27/06/2026
2	20/71 Denbigh Rd ARMADALE 3143	\$1,001,000	13/06/2026
3	4/2 Moffat St SOUTH YARRA 3141	\$1,050,000	02/06/2026

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:

20/08/2026 12:57



3
 2
 2

Rooms: 6

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$950,000 - \$1,015,000

Median Unit Price

Year ending June 2026: \$540,000

Comparable Properties



43/26 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,040,000

Method: Auction Sale

Date: 27/06/2026

Property Type: Apartment

Land Size: 130 sqm approx



20/71 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,001,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Apartment



4/2 Moffat St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,050,000

Method: Private Sale

Date: 02/06/2026

Property Type: House (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951