

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

24 Spring Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,787,500

Property Type

House

Suburb

Prahran

Period - From

01/01/2025

to

31/03/2025

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	7 Somerset PI WINDSOR 3181	\$1,055,000	20/03/2025
2	21 Pridham St PRAHRAN 3181	\$1,081,000	05/03/2025
3	22 Spring St PRAHRAN 3181	\$1,000,000	13/11/2024

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:

30/04/2025 15:12

24 Spring Street, Prahran Vic 3181



Andrew James
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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2025: \$1,787,500



2 1 0

Property Type: House (Res)

Land Size: 243 sqm approx

Agent Comments

Comparable Properties



7 Somerset PI WINDSOR 3181 (REI)

2 1 -

Price: \$1,055,000

Method: Private Sale

Date: 20/03/2025

Property Type: House

Agent Comments



21 Pridham St PRAHRAN 3181 (REI)

2 1 -

Price: \$1,081,000

Method: Private Sale

Date: 05/03/2025

Property Type: House

Agent Comments



22 Spring St PRAHRAN 3181 (REI/VG)

2 1 -

Price: \$1,000,000

Method: Private Sale

Date: 13/11/2024

Property Type: House

Land Size: 119 sqm approx

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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