

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

2a Alfred Street, Prahran Vic 3181

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,720,000

Property Type House

Suburb Prahran

Period - From 24/11/2024

to 23/11/2025

Source Property Data

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	23 Mitchell St ST KILDA 3182	\$1,660,000	08/10/2025
2	3/15 Kensington Rd SOUTH YARRA 3141	\$1,700,000	04/10/2025
3	69 Pridham St PRAHRAN 3181	\$1,600,000	20/09/2025

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:

24/11/2025 13:49



Property Type:

Agent Comments

Comparable Properties



23 Mitchell St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,660,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: House (Res)

Land Size: 292 sqm approx



3/15 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Townhouse (Res)



69 Pridham St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,600,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)