

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

3 Pickford 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

\$1,749,500

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	66 Octavia St ST KILDA 3182	\$1,005,000	06/09/2025
2	68 Surrey Rd SOUTH YARRA 3141	\$1,050,000	15/07/2025
3	14 Young St ST KILDA EAST 3183	\$1,038,000	05/07/2025

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:

15/10/2025 11:25

3 Pickford Street, Prahran Vic 3181



Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

Indicative Selling Price

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

Median House Price

September quarter 2025: \$1,749,500



3 1

Property Type:

Agent Comments

Comparable Properties



66 Octavia St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$1,005,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)



68 Surrey Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$1,050,000

Method: Sold Before Auction

Date: 15/07/2025

Property Type: House (Res)

Land Size: 173 sqm approx



14 Young St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 -

Price: \$1,038,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 146 sqm approx

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



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