

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

36 SPRING STREET, PRAHRAN, VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$1,480,000

### Median sale price

Median price

\$1,490,000

Property type

House

Suburb

PRAHRAN

Period

01 April 2025 to 30 June 2025

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

74 ABERDEEN RD, PRAHRAN, VIC 3181	\$1,400,000	18/07/2025
18 ST JOHN ST, WINDSOR, VIC 3181	\$1,403,000	21/06/2025
19 YORK ST, PRAHRAN, VIC 3181	\$1,415,000	31/05/2025

This Statement of Information was prepared on:

21/07/2025