

## 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

44 COMMERCIAL ROAD, PRAHRAN, VIC 3181

### Indicative selling price

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

Price Range:

\$1,100,000 to \$1,200,000

### Median sale price

Median price

\$1,700,000

Property type

House

Suburb

PRAHRAN

Period

01 January 2025 to 31 March 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

43 HORNBY ST, WINDSOR, VIC 3181	\$1,175,000	03/05/2025
5 MYRTLE ST, SOUTH YARRA, VIC 3141	\$1,180,000	29/03/2025
111 BENDIGO ST, PRAHRAN, VIC 3181	\$1,130,000	07/02/2025

This Statement of Information was prepared on:

04/06/2025