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	

Indicative selling price

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

Single price \$1,600,000

Median sale price

Median price	\$1,787,500	Pro	perty 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 1b Percy St PRAHRAN 3181 \$1,620,000 03/06/2025

2	28 Larnook St PRAHRAN 3181	\$1,635,000	24/05/2025
3	4 Kenleigh Gr PRAHRAN 3181	\$1,630,000	01/04/2025

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:	23/06/2025 13:58













Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,600,000 Median House Price March quarter 2025: \$1,787,500

Comparable Properties



1b Percy St PRAHRAN 3181 (REI)

•=

3

2

6 2

Price: \$1,620,000 Method: Private Sale Date: 03/06/2025 Property Type: House **Agent Comments**



28 Larnook St PRAHRAN 3181 (REI)

•=

3







Price: \$1,635,000 **Method:** Auction Sale **Date:** 24/05/2025

Property Type: House (Res)

Agent Comments



4 Kenleigh Gr PRAHRAN 3181 (REI)

3



1



Price: \$1,630,000 Method: Private Sale Date: 01/04/2025

Property Type: House (Res)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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