

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

77 York Street, Prahran Vic 3181

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

Property 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



 3
  2
 

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)

Agent Comments

 3
  2
  2

Price: \$1,620,000

Method: Private Sale

Date: 03/06/2025

Property Type: House



28 Larnook St PRAHRAN 3181 (REI)

Agent Comments

 3
  1
  -

Price: \$1,635,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)



4 Kenleigh Gr PRAHRAN 3181 (REI)

Agent Comments

 3
  1
  -

Price: \$1,630,000

Method: Private Sale

Date: 01/04/2025

Property Type: House (Res)

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