

## 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

8 MOSS STREET, 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:

\$1,850,000 to \$2,000,000

### Median sale price

Median price

\$1,490,000

Property type

House

Suburb

PRAHRAN

Period

01 April 2025 to 30 June 2025

Source

pricefinder

### 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

41 EASTBOURNE ST, WINDSOR, VIC 3181	\$1,900,000	14/04/2025
68 OSBORNE ST, SOUTH YARRA, VIC 3141	\$1,950,000	14/03/2025
18 HARDY ST, SOUTH YARRA, VIC 3141	\$2,045,000	05/03/2025

This Statement of Information was prepared on:

30/07/2025