## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$2,300,000

# Property offered for sale

Address	1-2/97 Charles Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

#### Median sale price

Median price	\$1,885,000	Pro	perty Type	House		Suburb	Prahran
Period - From	01/04/2025	to	30/06/2025		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.

Α	ddress of comparable property	Price	Date of sale
1	43 Perth St PRAHRAN 3181	\$2,225,000	14/06/2025
2	12 Aberdeen Rd PRAHRAN 3181	\$2,000,000	31/05/2025

#### OR

3

144 Peel St WINDSOR 3181

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:	21/07/2025 22:26



09/04/2025











**Property Type:** 

Land Size: 328 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,000,000 - \$2,200,000 **Median House Price** June guarter 2025: \$1,885,000

# Comparable Properties



43 Perth St PRAHRAN 3181 (REI)





Price: \$2,225,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 307 sqm approx

**Agent Comments** 



12 Aberdeen Rd PRAHRAN 3181 (REI)





**Agent Comments** 

Price: \$2,000,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res)



144 Peel St WINDSOR 3181 (REI)





Price: \$2,300,000 Method: Private Sale Date: 09/04/2025 Property Type: Unit

Land Size: 391 sqm approx

**Agent Comments** 

Account - Marshall White | P: 03 9822 9999





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