

# 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

1-2/97 Charles Street, Prahran Vic 3181

### Indicative selling price

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

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

### Median sale price

Median price \$1,885,000 Property 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.

	Address 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
3	144 Peel St WINDSOR 3181	\$2,300,000	09/04/2025

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:

21/07/2025 22:26



4 2 2

**Property Type:**  
**Land Size:** 328 sqm approx  
**Agent Comments**

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

## Comparable Properties



**43 Perth St PRAHRAN 3181 (REI)**

**Agent Comments**

3 1 1

**Price:** \$2,225,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** House (Res)  
**Land Size:** 307 sqm approx



**12 Aberdeen Rd PRAHRAN 3181 (REI)**

**Agent Comments**

3 3 1

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)



**144 Peel St WINDSOR 3181 (REI)**

**Agent Comments**

12 6 5

**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 09/04/2025  
**Property Type:** Unit  
**Land Size:** 391 sqm approx

**Account - Marshall White** | P: 03 9822 9999