

# 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

65 Donald 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 \$1,550,000

&

\$1,675,000

### 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	35 Banole Av PRAHRAN 3181	\$1,700,000	28/04/2025
2	62 Pridham St PRAHRAN 3181	\$1,720,000	16/05/2025
3			

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:

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**Indicative Selling Price**

\$1,550,000 - \$1,675,000

**Median House Price**

March quarter 2025: \$1,787,500



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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 156 sqm approx  
**Agent Comments**

## Comparable Properties



**35 Banole Av PRAHRAN 3181 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 28/04/2025  
**Property Type:** House  
**Land Size:** 250 sqm approx



**62 Pridham St PRAHRAN 3181 (REI)**

**Agent Comments**

3 2 -

**Price:** \$1,720,000  
**Method:** Sold Before Auction  
**Date:** 16/05/2025  
**Property Type:** House (Res)

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.