

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

36 SPRING STREET, PRAHRAN, VIC 3181

Indicative selling price

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

Price Range: \$1,350,000 to \$1,400,000

Median sale price

Median price

\$1,725,000

Property type

House

Suburb

PRAHRAN

Period

01 January 2025 to 31 March 2025

Source



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
19 YORK ST, PRAHRAN, VIC 3181	\$1,415,000	31/05/2025
19 ERICA ST, WINDSOR, VIC 3181	\$1,400,000	13/04/2025
2 FLORENCE ST, PRAHRAN, VIC 3181	\$1,375,000	15/01/2025

This Statement of Information was prepared on:

18/06/2025