

# 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 205/139 York 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) (\*Delete single price or range as applicable)

Range between \$\*380,000 & \$418,000

### Median sale price

Median price \$520,000 Property type Apartment Suburb Prahran

Period - From 13/5/2024 to 12/5/2025 Source realestate.com.au

### 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 – 312/201 High Street, Prahran	\$387,500	12/6/2025
2 – 220/15 Clifton Street, Prahran	\$390,000	23/5/2025
3 – 22/66-68 Murray Street, Prahran	\$3875,000	15/4/2025

This Statement of Information was prepared on: 26/6/2025