

# 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

60 Clarke 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 \$1,950,000

&

\$2,100,000

### 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	12 Aberdeen Rd PRAHRAN 3181	\$2,000,000	31/05/2025
2	29 Williams Rd WINDSOR 3181	\$1,950,000	17/03/2025
3	4 Kelvin Ct PRAHRAN 3181	\$2,010,000	24/02/2025

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:

15/06/2025 13:23



**Property Type:**

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** House (Res)



**29 Williams Rd WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 17/03/2025

**Property Type:** House

**Land Size:** 440 sqm approx



**4 Kelvin Ct PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$2,010,000

**Method:** Sold Before Auction

**Date:** 24/02/2025

**Property Type:** House (Res)