Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	16 Wrexham Road, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,950,000	&	\$2,100,000
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Median sale price

Median price	\$1,885,000	Pro	perty 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

Aut	Address of comparable property		Date of Sale
1	9 Osborne St SOUTH YARRA 3141	\$1,980,000	31/05/2025
2	9 Chomley St PRAHRAN 3181	\$2,024,000	10/05/2025
3	1 Florence St PRAHRAN 3181	\$2,125,000	15/02/2025

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:	18/07/2025 10:19



Date of sale











Property Type: House **Agent Comments**

Indicative Selling Price \$1,950,000 - \$2,100,000 **Median House Price** June guarter 2025: \$1,885,000

Comparable Properties



9 Osborne St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$1,980,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 296 sqm approx



9 Chomley St PRAHRAN 3181 (REI)







Agent Comments

Price: \$2,024,000 Method: Auction Sale Date: 10/05/2025 Property Type: House



1 Florence St PRAHRAN 3181 (REI/VG)



Agent Comments

Price: \$2,125,000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 356 sqm approx

Account - Jellis Craig | P: 03 9864 5000





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