

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

16 Wrexham Road, Prahran Vic 3181

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,885,000

Property 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	Price	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



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

June quarter 2025: \$1,885,000

Comparable Properties



9 Osborne St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

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

3 1 1

Price: \$2,024,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House



1 Florence St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

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