

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

57 Perth Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

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	60 Wrights Tce PRAHRAN 3181	\$1,405,000	30/08/2025
2	17 Oban St SOUTH YARRA 3141	\$1,325,000	30/08/2025
3	13 Duke St WINDSOR 3181	\$1,330,000	16/08/2025

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:

15/09/2025 09:44



Rooms: 3
Property Type: House
Land Size: 120.206 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2025: \$1,885,000

Comparable Properties



60 Wrights Tce PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,405,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 235 sqm approx



17 Oban St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,325,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)



13 Duke St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,330,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)