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<br>Including suburb and postcode | 1-2/3 Trinian Street, Prahran Vic 3181 |

## Indicative selling price

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

Range between $1,850,000 & $1,950,000

## Median sale price

Median price $1,625,000 Property Type House Suburb Prahran

Period - From 01/04/2026 to 30/06/2026 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 | 14 Lambeth Pl ST KILDA 3182 | $1,875,000 | 27/08/2026 |
| 2 | 8 Cambridge St CAULFIELD NORTH 3161 | $1,945,000 | 24/06/2026 |
| 3 | 802/181 Fitzroy St ST KILDA 3182 | $1,905,000 | 17/03/2026 |

**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: 14/09/2026 09:23

# 1-2/3 Trinian Street, Prahran Vic 3181



**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,850,000 - $1,950,000
**Median House Price**
June quarter 2026: $1,625,000

## Comparable Properties



**14 Lambeth Pl ST KILDA 3182 (REI)**

4 2 1

**Price:** $1,875,000
**Method:** Sold Before Auction
**Date:** 27/08/2026
**Property Type:** House (Res)
**Land Size:** 271 sqm approx

Agent Comments



**8 Cambridge St CAULFIELD NORTH 3161 (REI)**

4 2 2

**Price:** $1,945,000
**Method:** Private Sale
**Date:** 24/06/2026
**Property Type:** House (Res)
**Land Size:** 214 sqm approx

Agent Comments



**802/181 Fitzroy St ST KILDA 3182 (REI)**

4 2 2

**Price:** $1,905,000
**Method:** Private Sale
**Date:** 17/03/2026
**Property Type:** Apartment

Agent Comments

**Account** - Little Real Estate | P: 07 3037 0255

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