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	24 Erica Street, Prahran Vic 3181

Indicative selling price

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

Single price $1,329,000

Median sale price

Median price $1,710,000 Property Type House Suburb Prahran

Period - From 01/01/2025 to 31/12/2025 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	17 Oban St SOUTH YARRA 3141	$1,325,000	30/08/2025
2	22 Wrexham Rd WINDSOR 3181	$1,346,000	02/09/2025
3	10 Duke St WINDSOR 3181	$1,390,000	20/09/2025

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: 16/01/2026 10:46

24 Erica Street, Prahran Vic 3181

Andrew James
03 9509 0411
0411 420 788
andrew.james@belleproperty.com

2 2 1

Property Type:
Agent Comments

Indicative Selling Price
$1,329,000
Median House Price
Year ending December 2025: $1,710,000

Comparable Properties



17 Oban St SOUTH YARRA 3141 (REI/VG)

2 1 -

Price: $1,325,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 152 sqm approx

Agent Comments



22 Wrexham Rd WINDSOR 3181 (REI/VG)

2 1 1

Price: $1,346,000
Method: Sold Before Auction
Date: 02/09/2025
Property Type: House (Res)
Land Size: 219 sqm approx

Agent Comments



10 Duke St WINDSOR 3181 (REI/VG)

2 2 -

Price: $1,390,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 187 sqm approx

Agent Comments

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