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	2a Alfred Street, Prahran Vic 3181

Indicative selling price

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

Single price: $1,650,000

Median sale price

Median price: $1,720,000 Property Type: House Suburb: Prahran

Period - From: 24/11/2024 to: 23/11/2025 Source: Property Data

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	23 Mitchell St ST KILDA 3182	$1,660,000	08/10/2025
2	3/15 Kensington Rd SOUTH YARRA 3141	$1,700,000	04/10/2025
3	69 Pridham St PRAHRAN 3181	$1,600,000	20/09/2025

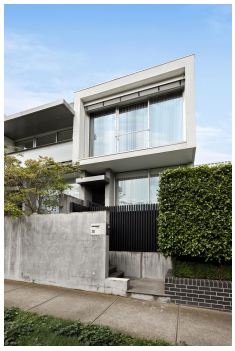
OR

~~**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: 24/11/2025 13:49

2a Alfred Street, Prahran Vic 3181

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3 2 2

Property Type:
Agent Comments

Indicative Selling Price
$1,650,000
Median House Price
24/11/2024 - 23/11/2025: $1,720,000

Comparable Properties



23 Mitchell St ST KILDA 3182 (REI)

3 1 2

Agent Comments

Price: $1,660,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: House (Res)
Land Size: 292 sqm approx



3/15 Kensington Rd SOUTH YARRA 3141 (REI)

3 2 2

Agent Comments

Price: $1,700,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)



69 Pridham St PRAHRAN 3181 (REI)

3 2 -

Agent Comments

Price: $1,600,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)

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