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	302/1 Mount Street, Prahran VIC 3181

Indicative selling price

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

Range between $375,000 & $410,000

Median sale price

Median price | Property Type Unit | Suburb Prahran

Period - From 10/09/2025 to 09/03/2026 | Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
211/120 Greville Street Prahran VIC 3181	$405,000	16/12/2025
401/120 Greville Street Prahran VIC 3181	$398,000	21/02/2026
101/3 Victoria Street Windsor VIC 3181	$390,000	11/11/2025

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales record (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the Estate Agents Act 1980

This Statement of Information was prepared on: 10/03/2026