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	9 Vail Street, Prahran Vic 3181

Indicative selling price

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

Single price $1,660,000

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	266 Alma Rd CAULFIELD NORTH 3161	$1,580,000	28/02/2026
2	29 Murray St PRAHRAN 3181	$1,680,000	14/02/2026
3	7 Wilgah St ST KILDA EAST 3183	$1,725,000	11/10/2025

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: 23/03/2026 09:30

9 Vail Street, Prahran Vic 3181

JellisCraig



3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,660,000
Median House Price
Year ending December 2025: $1,710,000

Comparable Properties



266 Alma Rd CAULFIELD NORTH 3161 (REI)

3 1 1

Price: $1,580,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Agent Comments



29 Murray St PRAHRAN 3181 (REI)

3 1 2

Price: $1,680,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 221 sqm approx

Agent Comments



7 Wilgah St ST KILDA EAST 3183 (REI/VG)

3 2 2

Price: $1,725,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 277 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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