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	13/646 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

Median price $1,650,000 Property Type House Suburb Prahran

Period - From 01/04/2025 to 31/03/2026 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.

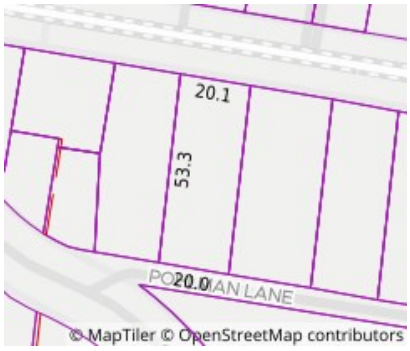
	Address of comparable property	Price	Date of sale
1	71/85 Alexandra Av SOUTH YARRA 3141	$2,620,000	17/03/2026
2	2/635 Orrong Rd TOORAK 3142	$2,600,000	26/02/2026
3	2/12a Bruce St TOORAK 3142	$2,750,000	20/02/2026

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: 21/04/2026 15:55

13/646 Malvern Road, Prahran Vic 3181



3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
Year ending March 2026: $1,650,000

Comparable Properties

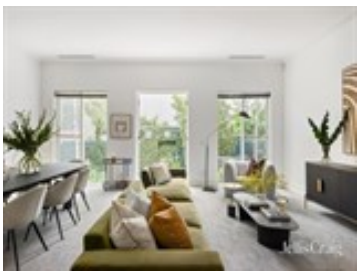


71/85 Alexandra Av SOUTH YARRA 3141 (REI)

3 3 3

Price: $2,620,000
Method: Expression of Interest
Date: 17/03/2026
Property Type: Apartment

Agent Comments



2/635 Orrong Rd TOORAK 3142 (REI/VG)

3 2 2

Price: $2,600,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: Apartment

Agent Comments



2/12a Bruce St TOORAK 3142 (VG)

3 - -

Price: $2,750,000
Method: Sale
Date: 20/02/2026
Property Type: Strata Unit/Flat

Agent Comments

Account - Marshall White | P: 03 9822 9999

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