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	70 Alfred Street, Prahran Vic 3181

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,765,000 Property Type House Suburb Prahran

Period - From 27/10/2024 to 26/10/2025 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	57 Perth St PRAHRAN 3181	$1,225,000	16/10/2025
2	30 Packington Pl PRAHRAN 3181	$1,275,000	08/07/2025
3	17 Myrtle St SOUTH YARRA 3141	$1,255,000	10/06/2025

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: 27/10/2025 09:39

70 Alfred Street, Prahran Vic 3181



Property Type:
Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
27/10/2024 - 26/10/2025: $1,765,000

Comparable Properties



57 Perth St PRAHRAN 3181 (REI)

2 | 1 | -

Price: $1,225,000
Method: Private Sale
Date: 16/10/2025
Property Type: House (Res)
Land Size: 120 sqm approx

Agent Comments



30 Packington Pl PRAHRAN 3181 (VG)

2 | - | -

Price: $1,275,000
Method: Sale
Date: 08/07/2025
Property Type: House (Res)
Land Size: 131 sqm approx

Agent Comments



17 Myrtle St SOUTH YARRA 3141 (REI/VG)

2 | 1 | -

Price: $1,255,000
Method: Private Sale
Date: 10/06/2025
Property Type: House
Land Size: 97 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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