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 Prahran Grove, Elsternwick Vic 3185

Indicative selling price

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

Range between $1,400,000 & $1,495,000

Median sale price

Median price $2,126,000 Property Type House Suburb Elsternwick

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	124 Mitford St ELWOOD 3184	$1,350,000	03/03/2026
2	19 Chloris Cr CAULFIELD 3162	$1,507,500	03/12/2025
3	106 Kooyong Rd CAULFIELD NORTH 3161	$1,481,000	25/11/2025

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: 02/05/2026 12:23

13 Prahran Grove, Elsternwick Vic 3185

RT Edgar



Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,495,000
Median House Price
Year ending March 2026: $2,126,000

Comparable Properties



124 Mitford St ELWOOD 3184 (REI/VG)

3 1 1

Price: $1,350,000
Method: Private Sale
Date: 03/03/2026
Property Type: House (Res)
Land Size: 280 sqm approx

Agent Comments



19 Chloris Cr CAULFIELD 3162 (REI/VG)

3 2 2

Price: $1,507,500
Method: Auction Sale
Date: 03/12/2025
Property Type: House (Res)

Agent Comments



106 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

3 1 2

Price: $1,481,000
Method: Private Sale
Date: 25/11/2025
Property Type: House
Land Size: 278 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE | propertydata.com.au

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