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<br>Including suburb and postcode | 3 Wrights Terrace, Prahran Vic 3181 |

## Indicative selling price

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

Range between $2,200,000 & $2,300,000

## Median sale price

Median price $1,625,000 Property Type House Suburb Prahran

Period - From 01/04/2026 to 30/06/2026 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 | 39 Closeburn Av PRAHRAN 3181 | $2,300,000 | 03/05/2026 |
| 2 | 23 Murray St PRAHRAN 3181 | $2,378,000 | 28/03/2026 |
| 3 | 79 Chomley St PRAHRAN 3181 | $2,520,000 | 12/02/2026 |

**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: 08/07/2026 12:23

# 3 Wrights Terrace, Prahran Vic 3181

JellisCraig




3 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$2,200,000 - $2,300,000
**Median House Price**
June quarter 2026: $1,625,000

## Comparable Properties



**39 Closeburn Av PRAHRAN 3181 (REI)**

3 2 -

**Price:** $2,300,000
**Method:** Private Sale
**Date:** 03/05/2026
**Property Type:** House (Res)

Agent Comments



**23 Murray St PRAHRAN 3181 (REI)**

3 2 -

**Price:** $2,378,000
**Method:** Auction Sale
**Date:** 28/03/2026
**Property Type:** House (Res)
**Land Size:** 352 sqm approx

Agent Comments



**79 Chomley St PRAHRAN 3181 (REI/VG)**

3 2 -

**Price:** $2,520,000
**Method:** Sold Before Auction
**Date:** 12/02/2026
**Property Type:** House (Res)
**Land Size:** 200 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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