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	20 Moss Street, Prahran Vic 3181

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,640,000 Property Type House Suburb Prahran

Period - From 01/01/2026 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	5 Wise Cl WINDSOR 3181	$1,690,000	30/05/2026
2	82 Lewisham Rd.N PRAHRAN 3181	$1,800,000	29/04/2026
3	55 Clarke St PRAHRAN 3181	$1,740,000	15/04/2026

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: 12/06/2026 14:21

20 Moss Street, Prahran Vic 3181

Walter Summons
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3 1 1

Property Type: House
Land Size: 257 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
March quarter 2026: $1,640,000

Comparable Properties



5 Wise Cl WINDSOR 3181 (REI)

3 2 1

Price: $1,690,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House

Agent Comments



82 Lewisham Rd.N PRAHRAN 3181 (REI)

3 2 -

Price: $1,800,000
Method: Sold Before Auction
Date: 29/04/2026
Property Type: House (Res)

Agent Comments



55 Clarke St PRAHRAN 3181 (VG)

3 - -

Price: $1,740,000
Method: Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 297 sqm approx

Agent Comments

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