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	2 Wrights Terrace, Prahran Vic 3181

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,715,000 Property Type House Suburb Prahran

Period - From 01/07/2023 to 30/06/2024 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	56 Bayview St PRAHRAN 3181	$1,905,000	05/09/2024
2	9 Larnook St PRAHRAN 3181	$1,853,000	27/04/2024
3	10 Willis St PRAHRAN 3181	$1,897,500	23/03/2024

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: 01/10/2024 08:29



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending June 2024: $1,715,000

Comparable Properties



56 Bayview St PRAHRAN 3181 (REI)

3 2 1

Price: $1,905,000
Method: Sold Before Auction
Date: 05/09/2024
Property Type: House (Res)

Agent Comments



9 Larnook St PRAHRAN 3181 (REI/VG)

3 2 -

Price: $1,853,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 201 sqm approx

Agent Comments



10 Willis St PRAHRAN 3181 (REI/VG)

3 1 -

Price: $1,897,500
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 199 sqm approx

Agent Comments

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