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	35 Banole Avenue, Prahran Vic 3181

Indicative selling price

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

Single price $1,725,000

Median sale price

Median price $1,577,500 Property Type House Suburb Prahran

Period - From 01/04/2024 to 31/03/2025 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	6 Godfrey Av ST KILDA EAST 3183	$1,600,000	12/03/2025
2	64 Perth St PRAHRAN 3181	$1,620,000	01/03/2025
3	10 Cliff St SOUTH YARRA 3141	$1,715,000	21/02/2025

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: 07/04/2025 12:34

35 Banole Avenue, Prahran Vic 3181



3 1 0

Property Type: House (Res)
Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price
$1,725,000
Median House Price
Year ending March 2025: $1,577,500

Comparable Properties



6 Godfrey Av ST KILDA EAST 3183 (REI)

3 1 -

Price: $1,600,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)

Agent Comments



64 Perth St PRAHRAN 3181 (REI)

3 2 1

Price: $1,620,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)

Agent Comments



10 Cliff St SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $1,715,000
Method: Sold Before Auction
Date: 21/02/2025
Property Type: House (Res)
Land Size: 196 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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