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	24 Spring Street, Prahran Vic 3181

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,787,500 Property Type House Suburb Prahran

Period - From 01/01/2025 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	7 Somerset Pl WINDSOR 3181	$1,055,000	20/03/2025
2	21 Pridham St PRAHRAN 3181	$1,081,000	05/03/2025
3	22 Spring St PRAHRAN 3181	$1,000,000	13/11/2024

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: 30/04/2025 15:12

24 Spring Street, Prahran Vic 3181

Andrew James
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2 1 0

Property Type: House (Res)
Land Size: 243 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2025: $1,787,500

Comparable Properties



7 Somerset Pl WINDSOR 3181 (REI)

2 1 -

Price: $1,055,000
Method: Private Sale
Date: 20/03/2025
Property Type: House

Agent Comments



21 Pridham St PRAHRAN 3181 (REI)

2 1 -

Price: $1,081,000
Method: Private Sale
Date: 05/03/2025
Property Type: House

Agent Comments



22 Spring St PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,000,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 119 sqm approx

Agent Comments

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