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	28 Larnook Street, Prahran Vic 3181

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	19 Erica St WINDSOR 3181	$1,400,000	13/04/2025
2	17 Arkle St PRAHRAN 3181	$1,410,000	29/03/2025
3	31 Lewisham Rd WINDSOR 3181	$1,510,000	20/03/2025

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: 30/04/2025 15:12

28 Larnook Street, Prahran Vic 3181



3 1 0

Rooms: 4
Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending March 2025: $1,577,500

Comparable Properties



19 Erica St WINDSOR 3181 (REI)

2 1 1

Price: $1,400,000
Method: Auction Sale
Date: 13/04/2025
Property Type: House (Res)
Land Size: 179 sqm approx

Agent Comments



17 Arkle St PRAHRAN 3181 (REI)

2 1 2

Price: $1,410,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 241 sqm approx

Agent Comments



31 Lewisham Rd WINDSOR 3181 (REI)

3 2 1

Price: $1,510,000
Method: Private Sale
Date: 20/03/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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