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	47 Donald Street, Prahran Vic 3181

Indicative selling price

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

Range between $2,200,000 & $2,400,000

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	72 Clarke St PRAHRAN 3181	$2,660,000	22/03/2025
2	17 Hornby St WINDSOR 3181	$2,225,000	30/11/2024
3	73 Lewisham Rd WINDSOR 3181	$2,175,000	29/11/2024

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: 28/05/2025 08:57

47 Donald Street, Prahran Vic 3181



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
March quarter 2025: $1,787,500

Comparable Properties



72 Clarke St PRAHRAN 3181 (REI)

3 2 1

Price: $2,660,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House
Land Size: 262 sqm approx

Agent Comments



17 Hornby St WINDSOR 3181 (REI/VG)

3 1 4

Price: $2,225,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 413 sqm approx

Agent Comments



73 Lewisham Rd WINDSOR 3181 (REI/VG)

3 2 -

Price: $2,175,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: House (Res)
Land Size: 346 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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