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	36 Alfred Street, Prahran Vic 3181

Indicative selling price

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

Single price $1,485,000

Median sale price

Median price $1,885,000 Property Type House Suburb Prahran

Period - From 01/04/2025 to 30/06/2025 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	4 Bowen St PRAHRAN 3181	$1,520,000	20/06/2025
2	34 Packington Pl PRAHRAN 3181	$1,490,000	14/04/2025
3	37 Tyrone St SOUTH YARRA 3141	$1,580,000	12/04/2025

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: 18/08/2025 10:04

36 Alfred Street, Prahran Vic 3181

JellisCraig



2 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,485,000
Median House Price
June quarter 2025: $1,885,000

Comparable Properties



4 Bowen St PRAHRAN 3181 (REI/VG)

2 1 1

Price: $1,520,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 214 sqm approx

Agent Comments



34 Packington Pl PRAHRAN 3181 (REI/VG)

2 1 1

Price: $1,490,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 195 sqm approx

Agent Comments



37 Tyrone St SOUTH YARRA 3141 (REI/VG)

2 1 -

Price: $1,580,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 211 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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