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	50 Perth Street, Prahran Vic 3181

Indicative selling price

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

Range between $4,465,000 & $4,765,000

Median sale price

Median price $1,735,000 Property Type House Suburb Prahran

Period - From 07/10/2024 to 06/10/2025 Source Property Data

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.

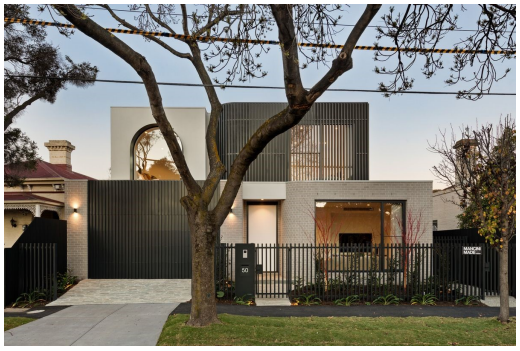
	Address of comparable property	Price	Date of sale
1	61 Leopold St SOUTH YARRA 3141	$5,000,000	17/08/2025
2	22 Grosvenor St SOUTH YARRA 3141	$4,380,000	29/05/2025
3	4 Ross St TOORAK 3142	$5,000,000	30/04/2025

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: 07/10/2025 12:52

50 Perth Street, Prahran Vic 3181



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$4,465,000 - $4,765,000
Median House Price
07/10/2024 - 06/10/2025: $1,735,000

Comparable Properties

61 Leopold St SOUTH YARRA 3141 (VG)

4 - -

Agent Comments

Price: $5,000,000
Method: Sale
Date: 17/08/2025
Property Type: House (Res)
Land Size: 305 sqm approx



22 Grosvenor St SOUTH YARRA 3141 (REI/VG)

4 2 2

Agent Comments

Price: $4,380,000
Method: Sold Before Auction
Date: 29/05/2025
Property Type: House (Res)
Land Size: 255 sqm approx

4 Ross St TOORAK 3142 (VG)

3 - -

Agent Comments

Price: $5,000,000
Method: Sale
Date: 30/04/2025
Property Type: House (Res)
Land Size: 440 sqm approx

Account - Marshall White | P: 03 9822 9999

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