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	32 Banole Avenue, Prahran Vic 3181

Indicative selling price

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

Single price $2,025,000

Median sale price

Median price $1,789,000 Property Type House Suburb Prahran

Period - From 01/10/2024 to 30/09/2025 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	1 Moorhouse St ARMADALE 3143	$2,150,000	16/08/2025
2	17 Fitzgerald St SOUTH YARRA 3141	$2,040,000	21/06/2025
3	9 Chomley St PRAHRAN 3181	$2,024,000	10/05/2025

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: 06/10/2025 12:04

32 Banole Avenue, Prahran Vic 3181

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,025,000
Median House Price
Year ending September 2025: $1,789,000

Comparable Properties



1 Moorhouse St ARMADALE 3143 (REI)

3 1 1

Price: $2,150,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)

Agent Comments



17 Fitzgerald St SOUTH YARRA 3141 (REI/VG)

3 1 1

Price: $2,040,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 251 sqm approx

Agent Comments



9 Chomley St PRAHRAN 3181 (REI/VG)

3 1 1

Price: $2,024,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House
Land Size: 146 sqm approx

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

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