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	30 Spring Street, Prahran Vic 3181

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,790,000 Property Type House Suburb Prahran

Period - From 01/07/2024 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	33 Packington St PRAHRAN 3181	$1,801,000	21/08/2025
2	1 Cambridge St ARMADALE 3143	$1,882,000	15/08/2025
3	29 Bayview St PRAHRAN 3181	$1,870,000	17/05/2025

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: 25/09/2025 12:29

30 Spring Street, Prahran Vic 3181

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



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending June 2025: $1,790,000

Comparable Properties



33 Packington St PRAHRAN 3181 (REI)

3 1 -

Price: $1,801,000
Method: Private Sale
Date: 21/08/2025
Property Type: House (Res)

Agent Comments



1 Cambridge St ARMADALE 3143 (REI)

2 1 1

Price: $1,882,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 225 sqm approx

Agent Comments



29 Bayview St PRAHRAN 3181 (REI/VG)

2 2 -

Price: $1,870,000
Method: Private Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 213 sqm approx

Agent Comments

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

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