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	38 Lorne Road, Prahran Vic 3181

Indicative selling price

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

Range between $3,000,000 & $3,300,000

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	47 Donald St PRAHRAN 3181	$3,280,000	21/06/2025
2	81 Lewisham Rd.N PRAHRAN 3181	$3,175,000	18/05/2025
3	190 Williams Rd TOORAK 3142	$3,200,000	17/04/2025

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: 29/09/2025 15:18

38 Lorne Road, Prahran Vic 3181



Property Type:
Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
Year ending June 2025: $1,790,000

Comparable Properties



47 Donald St PRAHRAN 3181 (REI/VG)

3 | 1 | 1

Price: $3,280,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 379 sqm approx

Agent Comments



81 Lewisham Rd.N PRAHRAN 3181 (REI)

4 | 3 | 2

Price: $3,175,000
Method: Private Sale
Date: 18/05/2025
Property Type: House (Res)
Land Size: 462 sqm approx

Agent Comments



190 Williams Rd TOORAK 3142 (VG)

4 | - | -

Price: $3,200,000
Method: Sale
Date: 17/04/2025
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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