Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the E*state Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 9 CHARLES STREET, PRAHRAN, VIC 3181 |

## Indicative selling price

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

| | |
|---|---|
| Price Range: | $2,800,000 to $3,000,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,405,000 | Property type | House | Suburb | PRAHRAN |
| Period | 01 July 2025 to 30 September 2025 | Source | pricefinder | | |

## Comparable property sales

The estate agent or agents 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: 08/10/2025