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	21 Elm Place, Prahran Vic 3181

Indicative selling price

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

Range between $1,550,000 & $1,695,000

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	566 Orrong Rd ARMADALE 3143	$1,600,000	08/10/2025
2	7 Fern Av WINDSOR 3181	$1,690,000	21/09/2025
3	14 Grosvenor St BALACLAVA 3183	$1,690,000	13/09/2025

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: 06/11/2025 16:49

21 Elm Place, Prahran Vic 3181

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4 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,550,000 - $1,695,000
Median House Price
Year ending September 2025: $1,789,000

Comparable Properties



566 Orrong Rd ARMADALE 3143 (REI)

3 1 -

Price: $1,600,000
Method: Private Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments



7 Fern Av WINDSOR 3181 (REI)

3 1 -

Price: $1,690,000
Method: Sold Before Auction
Date: 21/09/2025
Property Type: House (Res)

Agent Comments



14 Grosvenor St BALACLAVA 3183 (REI)

4 1 1

Price: $1,690,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments

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