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	9 Pridham Street, Prahran Vic 3181

Indicative selling price

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

Single price $1,225,000

Median sale price

Median price $1,715,000 Property Type House Suburb Prahran

Period - From 08/12/2024 to 07/12/2025 Source Property Data

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	5 Mary St WINDSOR 3181	$1,227,000	23/10/2025
2	20 Bowen St PRAHRAN 3181	$1,155,000	09/08/2025
3	30 Packington Pl PRAHRAN 3181	$1,275,000	08/07/2025

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: 08/12/2025 10:24

9 Pridham Street, Prahran Vic 3181

JellisCraig



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,225,000
Median House Price
08/12/2024 - 07/12/2025: $1,715,000

Comparable Properties



5 Mary St WINDSOR 3181 (REI)

2 1 -

Price: $1,227,000
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)

Agent Comments



20 Bowen St PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,155,000
Method: Private Sale
Date: 09/08/2025
Property Type: House
Land Size: 111 sqm approx

Agent Comments



30 Packington Pl PRAHRAN 3181 (VG)

2 - -

Price: $1,275,000
Method: Sale
Date: 08/07/2025
Property Type: House (Res)
Land Size: 131 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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