

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

7/1 York Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2025

to

31/12/2025

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	53 Princes St PRAHRAN 3181	\$1,100,000	10/11/2025
2	305/220 Commercial Rd PRAHRAN 3181	\$1,025,000	20/09/2025
3	6a Russell St PRAHRAN 3181	\$1,080,000	06/09/2025

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:

12/02/2026 10:48



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

December quarter 2025: \$560,000

Comparable Properties



53 Princes St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Sold Before Auction

Date: 10/11/2025

Property Type: House (Res)

Land Size: 161 sqm approx



305/220 Commercial Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$1,025,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Apartment



6a Russell St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Townhouse (Res)