

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 \$1,100,000 & \$1,210,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Prahran

Period - From 01/01/2025 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	57 James St WINDSOR 3181	\$1,273,000	17/12/2025
2	2/7 Ardoch Av ST KILDA EAST 3183	\$1,200,000	04/12/2025
3	38 Pridham St PRAHRAN 3181	\$1,050,000	24/11/2025

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: 19/01/2026 15:37



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median Unit Price

Year ending December 2025: \$505,000

Comparable Properties



57 James St WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$1,273,000

Method: Private Sale

Date: 17/12/2025

Property Type: House



2/7 Ardoch Av ST KILDA EAST 3183 (REI)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: Apartment

Land Size: 150 sqm approx



38 Pridham St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,050,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 102 sqm approx