

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

10 Banole Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,640,000

Property Type House

Suburb Prahran

Period - From 01/01/2026

to 31/03/2026

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	29 Bowen St PRAHRAN 3181	\$1,650,000	02/12/2025
2	23 Airlie Av PRAHRAN 3181	\$1,550,000	27/11/2025
3	23 Mcilwrick St WINDSOR 3181	\$1,575,000	26/11/2025

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:

14/04/2026 15:05



Rooms: 3
Property Type: House
Land Size: 203.365 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
March quarter 2026: \$1,640,000

Comparable Properties



29 Bowen St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 02/12/2025
Property Type: House (Res)



23 Airlie Av PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 240 sqm approx



23 Mcilwrick St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,575,000
Method: Private Sale
Date: 26/11/2025
Property Type: House (Res)
Land Size: 180 sqm approx