

# 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

16 Nottingham Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,760,000 Property Type House Suburb Prahran

Period - From 26/04/2023 to 25/04/2024 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	13 Bowen St PRAHRAN 3181	\$1,500,000	27/03/2024
2	15 Murray St PRAHRAN 3181	\$1,475,000	06/04/2024
3	42 Earl St WINDSOR 3181	\$1,315,000	23/03/2024

**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:

26/04/2024 12:28



 3  1  2

**Property Type:** House  
**Land Size:** 202 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

26/04/2023 - 25/04/2024: \$1,760,000

## Comparable Properties



**13 Bowen St PRAHRAN 3181 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$1,500,000

**Method:** Sale

**Date:** 27/03/2024

**Property Type:** House (Res)

**Land Size:** 214 sqm approx



**15 Murray St PRAHRAN 3181 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$1,475,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** House - Duplex (Semi-detached)

**Land Size:** 210 sqm approx



**42 Earl St WINDSOR 3181 (REI)**

**Agent Comments**

 4  1  -

**Price:** \$1,315,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)