

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

20 Moss Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

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	55 Clarke St PRAHRAN 3181	\$1,735,000	15/04/2026
2	74 Wilson St SOUTH YARRA 3141	\$1,650,000	20/03/2026
3	3a Nicholson St SOUTH YARRA 3141	\$1,750,000	06/03/2026

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:

05/05/2026 12:18



3 1 1

Property Type:

Agent Comments

Comparable Properties



55 Clarke St PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$1,735,000

Method: Private Sale

Date: 15/04/2026

Property Type: House



74 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments

3 1 1

Price: \$1,650,000

Method: Expression of Interest

Date: 20/03/2026

Property Type: House (Res)

Land Size: 157 sqm approx



3a Nicholson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 1

Price: \$1,750,000

Method: Private Sale

Date: 06/03/2026

Property Type: House

Land Size: 145 sqm approx