

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

202/4 Sydney Street, Prahran Vic 3181

Indicative selling price

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

Range between \$865,000

&

\$950,000

Median sale price

Median price \$550,500

Property Type Unit

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	2/298 Glenferrie Rd MALVERN 3144	\$910,000	30/05/2026
2	4/264 Williams Rd TOORAK 3142	\$915,000	26/05/2026
3	5/16 Tintern Av TOORAK 3142	\$931,000	09/05/2026

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:

15/06/2026 17:11



2
 2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$865,000 - \$950,000

Median Unit Price

March quarter 2026: \$550,500

Comparable Properties



2/298 Glenferrie Rd MALVERN 3144 (REI)

Agent Comments

2
 1
 1

Price: \$910,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Apartment



4/264 Williams Rd TOORAK 3142 (REI)

Agent Comments

2
 2
 2

Price: \$915,000

Method: Private Sale

Date: 26/05/2026

Property Type: Apartment



5/16 Tintern Av TOORAK 3142 (REI)

Agent Comments

2
 1
 1

Price: \$931,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Apartment

Account - Beck & Small Property Pty Ltd | P: 9592 4300