

# 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

22a Commercial Road, 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

\$1,600,000

&

\$1,750,000

### Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Prahran

Period - From

15/10/2025

to

14/04/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 33 Hinton La, Prahran Vic      | \$1,625,000 | 10/04/2026   |
| 2A Alfred Street, Prahran Vic  | \$1,620,000 | 25/11/2025   |
|                                |             |              |

This Statement of Information was prepared on:

16/04/2026