

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 25 York Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,687,500 Property Type House Suburb Prahran
Period - From 01/04/2023 to 30/06/2023 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	218 Williams Rd TOORAK 3142	\$1,900,000	23/06/2023
2	46 Peel St WINDSOR 3181	\$1,835,000	08/04/2023
3	30 Mt Pleasant Gr ARMADALE 3143	\$1,825,000	19/08/2023

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: 05/10/2023 16:08

25 York Street, Prahran Vic 3181

WHITEFOX

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Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

June quarter 2023: \$1,687,500

Comparable Properties



218 Williams Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,900,000

Method: Private Sale

Date: 23/06/2023

Property Type: House



46 Peel St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,835,000

Method: Private Sale

Date: 08/04/2023

Property Type: House

Land Size: 132 sqm approx



30 Mt Pleasant Gr ARMADALE 3143 (REI)

Agent Comments



Price: \$1,825,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Account - Whitefox Real Estate | P: 96459699



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