

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

33 Hinton Lane, Prahran Vic 3181

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,492,500

Property Type House

Suburb Prahran

Period - From 01/10/2025

to 31/12/2025

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	65 Alfred St PRAHRAN 3181	\$1,510,000	10/12/2025
2	2 Periwinkle PI ARMADALE 3143	\$1,400,000	05/12/2025
3	5d Clara St SOUTH YARRA 3141	\$1,400,000	28/11/2025

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:

11/03/2026 14:13



3 3 2

Property Type: House

Agent Comments

Comparable Properties



65 Alfred St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 1

Price: \$1,510,000

Method: Private Sale

Date: 10/12/2025

Property Type: House (Res)

Land Size: 230 sqm approx



2 Periwinkle PI ARMADALE 3143 (VG)

Agent Comments

3 - -

Price: \$1,400,000

Method: Sale

Date: 05/12/2025

Property Type: Flat/Unit/Apartment (Res)



5d Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 28/11/2025

Property Type: House (Res)