

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

34 Pridham Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Prahran

Period - From 17/08/2025

to

16/08/2026

Source Property Data

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	28 Spring St PRAHRAN 3181	\$1,130,000	13/06/2026
2	12 Bidey St PRAHRAN 3181	\$1,130,000	15/04/2026
3	43 Bayview St PRAHRAN 3181	\$1,030,000	25/02/2026

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:

17/08/2026 19:01



2
 1
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Property Type: House (Res)

Land Size: 108 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

17/08/2025 - 16/08/2026: \$1,625,000

Comparable Properties



28 Spring St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 -

Price: \$1,130,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 110 sqm approx



12 Bidey St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 -

Price: \$1,130,000

Method: Private Sale

Date: 15/04/2026

Property Type: House

Land Size: 105 sqm approx



43 Bayview St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 -

Price: \$1,030,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 107 sqm approx

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171



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