

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

39 Regent Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Prahran

Period - From 01/04/2026

to

30/06/2026

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	55 Bayview St PRAHRAN 3181	\$1,625,000	10/09/2026
2	5/15 Arkle St PRAHRAN 3181	\$1,527,000	20/08/2026
3	1a Albion St SOUTH YARRA 3141	\$1,580,000	10/08/2026

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:

22/09/2026 10:44



2 2 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
June quarter 2026: \$1,625,000

Comparable Properties



55 Bayview St PRAHRAN 3181 (REI)

Agent Comments

3 2 -

Price: \$1,625,000
Method: Private Sale
Date: 10/09/2026
Property Type: House



5/15 Arkle St PRAHRAN 3181 (REI)

Agent Comments

4 3 1

Price: \$1,527,000
Method: Private Sale
Date: 20/08/2026
Property Type: House (Res)
Land Size: 282 sqm approx



1a Albion St SOUTH YARRA 3141 (REI)

Agent Comments

3 2 1

Price: \$1,580,000
Method: Private Sale
Date: 10/08/2026
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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