

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

4/25 Larnook Street, Prahran Vic 3181

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$550,500

Property Type Unit

Suburb Prahran

Period - From 01/01/2026

to

31/03/2026

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	14/273 Orrong Rd ST KILDA EAST 3183	\$825,000	01/03/2026
2	5/12 Ellesmere Rd WINDSOR 3181	\$850,000	17/02/2026
3	3/1a Boondara Gr ST KILDA EAST 3183	\$810,000	17/02/2026

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:

01/06/2026 15:39



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median Unit Price
 March quarter 2026: \$550,500

Comparable Properties



14/273 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$825,000
Method: Auction Sale
Date: 01/03/2026
Property Type: Apartment



5/12 Ellesmere Rd WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000
Method: Private Sale
Date: 17/02/2026
Property Type: Apartment



3/1a Boondara Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$810,000
Method: Sold Before Auction
Date: 17/02/2026
Property Type: Apartment

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400