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 HARVEY STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Prahran
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

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 6 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
45 LESLIE STREET ST KILDA EAST VIC 3183	$1,060,000	05-Sep-26
16 PRIMROSE STREET WINDSOR VIC 3181	$1,010,000	15-May-26
138 SURREY ROAD NORTH SOUTH YARRA VIC 3141	-	21-Aug-26

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 6 months.~~

This Statement of Information was prepared on: 28 September 2026

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45 LESLIE STREET ST KILDA EAST VIC 3183

2 1 -

Sold Price RS $1,060,000 Sold Date **05-Sep-26**

Distance **1.76km**

16 PRIMROSE STREET WINDSOR VIC 3181

2 1 -

Sold Price $1,010,000 Sold Date **15-May-26**

Distance **1.39km**

138 SURREY ROAD NORTH SOUTH YARRA VIC 3141

2 1 -

Sold Price RS UN - Sold Date **21-Aug-26**

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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