

# 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

40 Mackay Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$1,787,500

Property Type House

Suburb Prahran

Period - From 01/01/2025

to

31/03/2025

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	702 Malvern Rd PRAHRAN 3181	\$2,106,000	05/04/2025
2	25 Evelina Rd TOORAK 3142	\$2,088,000	29/03/2025
3	24 Willis St PRAHRAN 3181	\$2,000,000	24/02/2025

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:

14/05/2025 11:14



3  
 2  
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**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

March quarter 2025: \$1,787,500

## Comparable Properties



**702 Malvern Rd PRAHRAN 3181 (REI)**

Agent Comments

4  
 2  
 1

**Price:** \$2,106,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** House (Res)

**Land Size:** 261 sqm approx



**25 Evelina Rd TOORAK 3142 (REI)**

Agent Comments

3  
 1  
 -

**Price:** \$2,088,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)



**24 Willis St PRAHRAN 3181 (REI/VG)**

Agent Comments

3  
 2  
 -

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 24/02/2025

**Property Type:** House

**Land Size:** 266 sqm approx

**Account - Marshall White** | P: 03 9822 9999