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	40 Mackay Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000	Range between	\$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$1,787,500	Pro	perty 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













Property Type: House (Res)

Agent Comments

Comparable Properties



702 Malvern Rd PRAHRAN 3181 (REI)

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Price: \$2,106,000 **Method:** Auction Sale **Date:** 05/04/2025

Property Type: House (Res) **Land Size:** 261 sqm approx

Agent Comments



25 Evelina Rd TOORAK 3142 (REI)

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Price: \$2,088,000 **Method:** Auction Sale **Date:** 29/03/2025

Property Type: House (Res)

Agent Comments



24 Willis St PRAHRAN 3181 (REI/VG)

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Agent Comments

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





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