

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

6/1 York Street, Prahran Vic 3181

Indicative selling price

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

Range between \$925,000 & \$995,000

Median sale price

Median price \$1,178,000 Property Type Townhouse Suburb Prahran

Period - From 19/03/2025 to 18/03/2026 Source Property Data

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	105/835 High St ARMADALE 3143	\$980,000	24/02/2026
2	3/634 Orrong Rd ARMADALE 3143	\$995,000	07/01/2026
3	58a Osborne St SOUTH YARRA 3141	\$950,000	05/12/2025

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:

19/03/2026 13:00

6/1 York Street, Prahran Vic 3181



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Indicative Selling Price

\$925,000 - \$995,000

Median Townhouse Price

19/03/2025 - 18/03/2026: \$1,178,000



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



105/835 High St ARMADALE 3143 (REI)

Agent Comments

2 2 1

Price: \$980,000

Method: Private Sale

Date: 24/02/2026

Property Type: Apartment



3/634 Orrong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 2 1

Price: \$995,000

Method: Private Sale

Date: 07/01/2026

Property Type: Townhouse (Single)



58a Osborne St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 05/12/2025

Property Type: Townhouse (Res)

Land Size: 90 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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