

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 Wrights Terrace, Prahran Vic 3181

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Prahran

Period - From 11/08/2025

to

10/08/2026

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	15 May Rd TOORAK 3142	\$1,650,000	27/06/2026
2	57 Pridham St PRAHRAN 3181	\$2,085,000	27/06/2026
3	82 Lewisham Rd.N PRAHRAN 3181	\$1,800,000	29/04/2026

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:

11/08/2026 16:49



2 2 1

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
11/08/2025 - 10/08/2026: \$1,650,000

Comparable Properties



15 May Rd TOORAK 3142 (REI)

Agent Comments

3 1 -

Price: \$1,650,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 295 sqm approx



57 Pridham St PRAHRAN 3181 (REI)

Agent Comments

3 2 -

Price: \$2,085,000
Method: Private Sale
Date: 27/06/2026
Property Type: House



82 Lewisham Rd.N PRAHRAN 3181 (REI)

Agent Comments

3 2 -

Price: \$1,800,000
Method: Sold Before Auction
Date: 29/04/2026
Property Type: House (Res)

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