

# 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

63 Donald 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 \$1,900,000

&

\$2,090,000

### Median sale price

Median price \$2,045,000

Property Type House

Suburb Prahran

Period - From 01/10/2023

to 31/12/2023

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	44 Perth St PRAHRAN 3181	\$2,366,000	26/08/2023
2	14 Alfred St PRAHRAN 3181	\$2,250,000	04/10/2023
3	25 York St PRAHRAN 3181	\$2,045,000	28/10/2023

**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:

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4 2 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

December quarter 2023: \$2,045,000

## Comparable Properties



**44 Perth St PRAHRAN 3181 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$2,366,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 189 sqm approx



**14 Alfred St PRAHRAN 3181 (REI)**

Agent Comments

3 2 1

**Price:** \$2,250,000

**Method:** Sold Before Auction

**Date:** 04/10/2023

**Property Type:** House (Res)



**25 York St PRAHRAN 3181 (REI/VG)**

Agent Comments

3 2 -

**Price:** \$2,045,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 149 sqm approx

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