Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 77 York Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,550,000		&		\$1,650,000				
Median sale price									
Median price	\$1,787,500	Pro	operty Type	Hou	ise		Suburb	Prahran	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6 Godfrey Av ST KILDA EAST 3183	\$1,600,000	12/03/2025
2	64 Perth St PRAHRAN 3181	\$1,620,000	01/03/2025
3	7 Lambert Rd TOORAK 3142	\$1,562,500	09/12/2024

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.

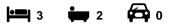
This Statement of Information was prepared on:

12/05/2025 09:01









Rooms: 5 Property Type: House (Res) Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price March quarter 2025: \$1,787,500

Comparable Properties

6 Godfrey Av ST KILDA EAST 3183 (REI/VG) 3 1 2 - Price: \$1,600,000 Method: Sold Before Auction Date: 12/03/2025 Property Type: House (Res) Land Size: 213 sqm approx	Agent Comments
64 Perth St PRAHRAN 3181 (REI/VG) 3 2 2 1 Price: \$1,620,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 190 sqm approx	Agent Comments
7 Lambert Rd TOORAK 3142 (REI/VG) 3 1 2 - Price: \$1,562,500 Method: Private Sale Date: 09/12/2024 Property Type: House Land Size: 180 sqm approx	Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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