

# 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

77 York Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,787,500

Property 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	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



 3   
  2   
  0

**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)**

Agent Comments

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  1   
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**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 12/03/2025

**Property Type:** House (Res)

**Land Size:** 213 sqm approx



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

Agent Comments

 3   
  2   
  1

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** House (Res)

**Land Size:** 190 sqm approx



**7 Lambert Rd TOORAK 3142 (REI/VG)**

Agent Comments

 3   
  1   
  -

**Price:** \$1,562,500

**Method:** Private Sale

**Date:** 09/12/2024

**Property Type:** House

**Land Size:** 180 sqm approx

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