

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

8 Atkinson Close, Prahran Vic 3181

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Prahran

Period - From 01/04/2025

to 31/03/2026

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	5 Wise CI WINDSOR 3181	\$1,690,000	30/05/2026
2	28 Alexandra St ST KILDA EAST 3183	\$1,650,000	22/05/2026
3	22a Commercial Rd PRAHRAN 3181	\$1,700,000	14/05/2026

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:

17/06/2026 09:44



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000
Median House Price
Year ending March 2026: \$1,650,000

Comparable Properties



5 Wise CI WINDSOR 3181 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,690,000
Method: Private Sale
Date: 30/05/2026
Property Type: House (Res)



28 Alexandra St ST KILDA EAST 3183 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,650,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House (Res)



22a Commercial Rd PRAHRAN 3181 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,700,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: House (Res)

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140