

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 Murray Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	825 High St ARMADALE 3143	\$1,300,000	07/12/2023
2	23 Gurner St ST KILDA 3182	\$1,465,000	05/12/2023
3	41 Barry St SOUTH YARRA 3141	\$1,480,000	15/03/2024

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:

26/03/2024 12:05



Property Type: House

Agent Comments

Comparable Properties



825 High St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 07/12/2023

Property Type: House

Land Size: 218 sqm approx



23 Gurner St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,465,000

Method: Private Sale

Date: 05/12/2023

Property Type: House

Land Size: 235 sqm approx



41 Barry St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,480,000

Method: Private Sale

Date: 15/03/2024

Property Type: House