

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 Wrights Terrace, Prahran Vic 3181

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Prahran

Period - From 01/07/2025

to

30/06/2026

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	20 Luxton Rd SOUTH YARRA 3141	\$1,640,000	23/05/2026
2	10 Banole Av PRAHRAN 3181	\$1,625,000	24/04/2026
3	55 Clarke St PRAHRAN 3181	\$1,735,000	15/04/2026

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:

25/08/2026 12:35



2 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending June 2026: \$1,600,000

Comparable Properties



20 Luxton Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 1

Price: \$1,640,000

Method: Private Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 222 sqm approx



10 Banole Av PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$1,625,000

Method: Sold Before Auction

Date: 24/04/2026

Property Type: House (Res)

Land Size: 201 sqm approx



55 Clarke St PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$1,735,000

Method: Private Sale

Date: 15/04/2026

Property Type: House