

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

9 Clarke Street, Prahran Vic 3181

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$1,637,500

Property Type House

Suburb Prahran

Period - From 12/08/2025

to

11/08/2026

Source Property Data

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	41 Oban St SOUTH YARRA 3141	\$3,000,000	06/07/2026
2	39 Highbury Gr PRAHRAN 3181	\$3,100,000	25/05/2026
3	24 Lewisham Rd WINDSOR 3181	\$3,235,000	21/03/2026

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:

12/08/2026 15:47



4 2 1

Rooms: 7
Property Type: House
Land Size: 417 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
12/08/2025 - 11/08/2026: \$1,637,500

Comparable Properties



41 Oban St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 3

Price: \$3,000,000
Method: Private Sale
Date: 06/07/2026
Property Type: House



39 Highbury Gr PRAHRAN 3181 (REI)

Agent Comments

3 2 1

Price: \$3,100,000
Method: Private Sale
Date: 25/05/2026
Property Type: House



24 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

4 2 1

Price: \$3,235,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 613 sqm approx

Account - Marshall White | P: 03 9822 9999