

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

13/646 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Range between \$2,750,000

&

\$3,000,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Prahran

Period - From 01/01/2025

to

31/12/2025

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	3/349 Glenferrie Rd MALVERN 3144	\$2,940,000	06/03/2026
2	2/31 Lansell Rd TOORAK 3142	\$2,750,000	05/11/2025
3	1/24 Hill St TOORAK 3142	\$3,000,000	30/10/2025

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:

30/03/2026 11:43



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$2,750,000 - \$3,000,000

Median House Price

Year ending December 2025: \$1,710,000

Comparable Properties



3/349 Glenferrie Rd MALVERN 3144 (REI)

Agent Comments



Price: \$2,940,000

Method: Private Sale

Date: 06/03/2026

Property Type: House



2/31 Lansell Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$2,750,000

Method: Private Sale

Date: 05/11/2025

Property Type: Apartment



1/24 Hill St TOORAK 3142 (REI/VG)

Agent Comments



Price: \$3,000,000

Method: Private Sale

Date: 30/10/2025

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999