

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

2/6 Lalbert Crescent, Prahran Vic 3181

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$550,500

Property Type Unit

Suburb Prahran

Period - From 01/01/2026

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	3/42 Grandview Gr PRAHRAN 3181	\$1,355,000	04/03/2026
2			
3			

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:

20/04/2026 13:59



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,350,000

Median Unit Price

March quarter 2026: \$550,500

Comparable Properties



3/42 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,355,000

Method: Auction Sale

Date: 04/03/2026

Property Type: Apartment

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.

Account - Marshall White | P: 03 9822 9999



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