

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

26 Florence Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,375,000 & \$1,425,000

Median sale price

Median price \$1,492,500 Property Type House Suburb Prahran

Period - From 01/10/2025 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	45 Raglan St ST KILDA EAST 3183	\$1,397,000	14/03/2026
2	48 Pridham St PRAHRAN 3181	\$1,375,000	11/03/2026
3	8 Larnook St PRAHRAN 3181	\$1,430,000	21/01/2026

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:

25/03/2026 15:32

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Property Type: House (Res)

Land Size: 170 sqm approx

Agent Comments

Indicative Selling Price
\$1,375,000 - \$1,425,000
Median House Price
December quarter 2025: \$1,492,500

Comparable Properties



45 Raglan St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$1,397,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 292 sqm approx



48 Pridham St PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$1,375,000

Method: Sold Before Auction

Date: 11/03/2026

Property Type: House (Res)



8 Larnook St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,430,000

Method: Private Sale

Date: 21/01/2026

Property Type: House (Res)

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