

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

1/13 Wrexham Rd, Prahran Vic 3181

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$1,680,000

Property Type House

Suburb Prahran

Period - From 11/03/2025

to 10/03/2026

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	65 Alfred St PRAHRAN 3181	\$1,510,000	10/12/2025
2	2a Alfred St PRAHRAN 3181	\$1,620,000	25/11/2025
3	7/10 Lalbert Cr PRAHRAN 3181	\$1,552,000	14/11/2025

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:

11/03/2026 11:13

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Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

11/03/2025 - 10/03/2026: \$1,680,000

**Property Type:**

Agent Comments

Comparable Properties

**65 Alfred St PRAHRAN 3181 (REI/VG)**

Agent Comments

**Price:** \$1,510,000**Method:** Private Sale**Date:** 10/12/2025**Property Type:** House (Res)**Land Size:** 230 sqm approx**2a Alfred St PRAHRAN 3181 (REI)**

Agent Comments

**Price:** \$1,620,000**Method:** Private Sale**Date:** 25/11/2025**Property Type:** Townhouse (Single)**7/10 Lalbert Cr PRAHRAN 3181 (REI/VG)**

Agent Comments

**Price:** \$1,552,000**Method:** Private Sale**Date:** 14/11/2025**Property Type:** Townhouse (Single)