

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

44 Prahran Grove, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,900,000

&

\$1,980,000

Median sale price

Median price \$2,232,500

Property Type House

Suburb Elsternwick

Period - From 01/07/2025

to

30/09/2025

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	5 Hawthorn Av CAULFIELD NORTH 3161	\$2,100,000	30/11/2025
2	9 Seymour Rd ELSTERNWICK 3185	\$2,125,000	15/11/2025
3	36 Testar Gr CAULFIELD NORTH 3161	\$2,115,000	10/08/2025

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:

17/12/2025 18:40



4 1 2

Property Type: House
Land Size: 545 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$1,980,000
Median House Price
September quarter 2025: \$2,232,500

Comparable Properties



5 Hawthorn Av CAULFIELD NORTH 3161 (REI)

Agent Comments

4 2 4

Price: \$2,100,000
Method: Auction Sale
Date: 30/11/2025
Property Type: House (Res)



9 Seymour Rd ELSTERNWICK 3185 (REI)

Agent Comments

3 1 4

Price: \$2,125,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 571 sqm approx



36 Testar Gr CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

4 1 2

Price: \$2,115,000
Method: Auction Sale
Date: 10/08/2025
Property Type: House (Res)
Land Size: 599 sqm approx