

# 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 Mount Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,025,000

### 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	65 Pridham St PRAHRAN 3181	\$1,030,000	13/12/2025
2	64 Aberdeen Rd PRAHRAN 3181	\$1,260,000	13/12/2025
3	38 Pridham St PRAHRAN 3181	\$1,050,000	24/11/2025

**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:

02/03/2026 15:08



2   
 1   

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,025,000

**Median House Price**

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

## Comparable Properties



**65 Pridham St PRAHRAN 3181 (VG)**

Agent Comments

2   
 -   
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**Price:** \$1,030,000

**Method:** Sale

**Date:** 13/12/2025

**Property Type:** House (Res)

**Land Size:** 108 sqm approx



**64 Aberdeen Rd PRAHRAN 3181 (REI)**

Agent Comments

2   
 1   
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**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)



**38 Pridham St PRAHRAN 3181 (REI/VG)**

Agent Comments

2   
 1   
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**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** House

**Land Size:** 102 sqm approx

Account - Jellis Craig | P: 03 9864 5000