

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

11 Banole Avenue, Prahran Vic 3181

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,665,000

Property Type

House

Suburb

Prahran

Period - From

23/07/2025

to

22/07/2026

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	137 Chapel St ST KILDA 3182	\$970,000	23/04/2026
2	45 Albert St WINDSOR 3181	\$1,090,000	22/04/2026
3	8 Bendigo St PRAHRAN 3181	\$1,150,000	28/01/2026

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:

23/07/2026 14:17



Property Type: House (Previously Occupied - Detached)
Land Size: 228 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 23/07/2025 - 22/07/2026: \$1,665,000

Comparable Properties



137 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 23/04/2026
Property Type: House



45 Albert St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,090,000
Method: Private Sale
Date: 22/04/2026
Property Type: House
Land Size: 153 sqm approx



8 Bendigo St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 28/01/2026
Property Type: House (Res)
Land Size: 258 sqm approx

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455