

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

135 York Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,550,000 & \$1,600,000

Median sale price

Median price \$1,640,000 Property Type House Suburb Prahran

Period - From 01/01/2026 to 31/03/2026 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	1/47-49 Caroline St SOUTH YARRA 3141	\$1,630,000	23/05/2026
2	8 Leila St PRAHRAN 3181	\$1,625,000	08/05/2026
3	36 Banole Av PRAHRAN 3181	\$1,595,000	02/05/2026

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:

22/06/2026 09:15



Property Type: House (Res)

Agent Comments

Comparable Properties



1/47-49 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,630,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Townhouse (Res)



8 Leila St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,625,000

Method: Private Sale

Date: 08/05/2026

Property Type: House

Land Size: 177 sqm approx



36 Banole Av PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,595,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 201 sqm approx