

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

36 Banole Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Prahran

Period - From 01/04/2025 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	11 Hornby St WINDSOR 3181	\$1,640,000	24/03/2026
2	11 Canterbury Rd TOORAK 3142	\$1,550,000	18/03/2026
3	6 Frederick St WINDSOR 3181	\$1,475,000	28/02/2026

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:

08/04/2026 17:22



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Property Type: House (Res)
Land Size: 193 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending March 2026: \$1,650,000

Comparable Properties



11 Hornby St WINDSOR 3181 (REI)

[Agent Comments](#)

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Price: \$1,640,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 312 sqm approx



11 Canterbury Rd TOORAK 3142 (REI)

[Agent Comments](#)

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Price: \$1,550,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 230 sqm approx



6 Frederick St WINDSOR 3181 (REI)

[Agent Comments](#)

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Price: \$1,475,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)