

# 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

23 Murray 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)

Range between \$2,000,000 & \$2,200,000

### 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 | 13 Hardy St SOUTH YARRA 3141   | \$2,100,000 | 05/12/2025   |
| 2 | 42 Arthur St SOUTH YARRA 3141  | \$2,105,000 | 04/12/2025   |
| 3 | 2 Woodside Cr TOORAK 3142      | \$2,180,000 | 01/11/2025   |

**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: 19/02/2026 10:10



**Rooms:** 5

**Property Type:** House

**Land Size:** 352.904 sqm approx

Agent Comments

## Comparable Properties



**13 Hardy St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 05/12/2025

**Property Type:** House (Res)

**Land Size:** 239 sqm approx



**42 Arthur St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$2,105,000

**Method:** Private Sale

**Date:** 04/12/2025

**Property Type:** House (Res)

**Land Size:** 214 sqm approx



**2 Woodside Cr TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$2,180,000

**Method:** Auction Sale

**Date:** 01/11/2025

**Property Type:** House (Res)

**Land Size:** 204 sqm approx