

# 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

1/13 Wrexham Rd, 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 \$1,560,000

### Median sale price

Median price \$1,665,000

Property Type House

Suburb Prahran

Period - From 31/03/2025

to 30/03/2026

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	6/13 Wrexham Rd WINDSOR 3181	\$1,590,000	21/03/2026
2	7/10 Lalbert Cr PRAHRAN 3181	\$1,552,000	14/11/2025
3			

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:

31/03/2026 20:34



 3   
  2.5   
  1

**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
 \$1,560,000  
**Median House Price**  
 31/03/2025 - 30/03/2026: \$1,665,000

## Comparable Properties



6/13 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$1,590,000  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Property Type:** Townhouse (Res)



7/10 Lalbert Cr PRAHRAN 3181 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$1,552,000  
**Method:** Private Sale  
**Date:** 14/11/2025  
**Property Type:** Townhouse (Single)

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.

Account - Jellis Craig | P: 03 8644 5500



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