

# 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

23/11 Mount 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 \$930,000

&

\$970,000

### Median sale price

Median price \$540,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2025

to 30/06/2026

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 | 20/71 Denbigh Rd ARMADALE 3143 | \$1,001,000 | 13/06/2026   |
| 2 | 4/2 Moffat St SOUTH YARRA 3141 | \$1,050,000 | 02/06/2026   |
| 3 | 202/16 Porter St PRAHRAN 3181  | \$950,000   | 12/05/2026   |

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:

04/09/2026 13:53



 3
  2
  2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$930,000 - \$970,000

**Median Unit Price**

Year ending June 2026: \$540,000

## Comparable Properties



**20/71 Denbigh Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

 3
  2
  2

**Price:** \$1,001,000

**Method:** Auction Sale

**Date:** 13/06/2026

**Property Type:** Apartment



**4/2 Moffat St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

 3
  2
  1

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 02/06/2026

**Property Type:** House (Res)



**202/16 Porter St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

 3
  2
  2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 12/05/2026

**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951