

# 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

5 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)

Single price \$1,965,000

### 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	42 Arthur St SOUTH YARRA 3141	\$2,105,000	04/12/2025
2	115 Osborne St SOUTH YARRA 3141	\$2,100,000	07/11/2025
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:

23/03/2026 12:00



3   1   1

**Property Type:** House (Res)

**Land Size:** 197 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,965,000

**Median House Price**

Year ending December 2025: \$1,710,000

## Comparable Properties



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

**Agent Comments**

4   2   1

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

**Method:** Private Sale

**Date:** 04/12/2025

**Property Type:** House (Res)

**Land Size:** 214 sqm approx



**115 Osborne St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3   1   -

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

**Method:** Private Sale

**Date:** 07/11/2025

**Property Type:** House (Res)

**Land Size:** 332 sqm approx

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 9864 5000**



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