

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

39 CLOSEBURN AVENUE, PRAHRAN, VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$2,300,000 to \$2,500,000

### Median sale price

Median price

\$1,409,500

Property type

House

Suburb

PRAHRAN

Period

01 October 2025 to 31 December 2025

Source

pricfinder

### Comparable property sales

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

Address of comparable property	Price	Date of sale
47 WRIGHTS TCE, PRAHRAN, VIC 3181	\$2,575,000	22/09/2025
79 CHOMLEY ST, PRAHRAN, VIC 3181	\$2,520,000	21/02/2026
18 MOORE ST, SOUTH YARRA, VIC 3141	\$2,400,000	17/10/2025

This Statement of Information was prepared on:

26/02/2026