

## 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 36 Spring Street, Prahran Vic 3181  
Including suburb and postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,450,000

#### 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 66a Fawkner St SOUTH YARRA 3141	\$1,345,000	04/10/2025
2 22 Gladstone St WINDSOR 3181	\$1,325,000	20/08/2025
3 13 Duke St WINDSOR 3181	\$1,330,000	16/08/2025

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:

19/01/2026 09:42



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,450,000

**Median House Price**

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

## Comparable Properties



**66a Fawkner St SOUTH YARRA 3141 (REI/VG)**



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**Price:** \$1,345,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** House (Res)

**Land Size:** 125 sqm approx

Agent Comments



**22 Gladstone St WINDSOR 3181 (REI/VG)**



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**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 20/08/2025

**Property Type:** House

**Land Size:** 152 sqm approx

Agent Comments



**13 Duke St WINDSOR 3181 (REI)**



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**Price:** \$1,330,000

**Method:** Auction Sale

**Date:** 16/08/2025

**Property Type:** House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999