

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

36 Spring Street, Prahran Vic 3181

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



2 1 0

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)

Agent Comments

2 1 -

Price: \$1,345,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 125 sqm approx



22 Gladstone St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,325,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 152 sqm approx



13 Duke St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,330,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999