

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

302/1 MOUNT STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,750

Property type

Unit

Suburb

Prahran

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

21A/10 CLIFTON STREET PRAHRAN VIC 3181	\$429,000	20-Aug-25
205/242 HIGH STREET WINDSOR VIC 3181	\$417,500	06-Dec-25
114/270 HIGH STREET WINDSOR VIC 3181	\$420,000	19-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 29 January 2026



21A/10 CLIFTON STREET PRAHRAN Sold Price
VIC 3181

\$429,000 Sold Date 20-Aug-25

1 1 1

Distance 0.06km

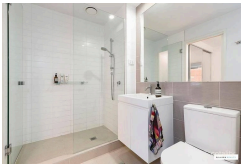


205/242 HIGH STREET WINDSOR Sold Price
VIC 3181

\$417,500 Sold Date 06-Dec-25

1 1 1

Distance 0.07km



114/270 HIGH STREET WINDSOR Sold Price
VIC 3181

\$420,000 Sold Date 19-Sep-25

1 1 1

Distance 0.14km

RS = Recent sale

UN = Undisclosed Sale

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