

# 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

48 Pridham 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)

Range between \$1,200,000 & \$1,320,000

### 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	8 Evelyn St ST KILDA EAST 3183	\$1,301,000	21/02/2026
2	3 Pickford St PRAHRAN 3181	\$1,285,000	08/11/2025
3	1 Charlotte PI ST KILDA 3182	\$1,235,000	29/09/2025

**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:

23/02/2026 15:14



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**Property Type:** House

Agent Comments

## Comparable Properties



**8 Evelyn St ST KILDA EAST 3183 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 275 sqm approx



**3 Pickford St PRAHRAN 3181 (REI/VG)**

Agent Comments

 3    1    -

**Price:** \$1,285,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 204 sqm approx



**1 Charlotte Pl ST KILDA 3182 (REI/VG)**

Agent Comments

 3    1    -

**Price:** \$1,235,000

**Method:** Sold Before Auction

**Date:** 29/09/2025

**Property Type:** House (Res)

**Land Size:** 180 sqm approx