

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

16 Clarke Street, Prahran Vic 3181

Indicative selling price

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

Range between \$5,750,000 & \$6,250,000

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	20 Jessamine Av PRAHRAN 3181	\$6,000,000	17/12/2025
2	57 Mathoura Rd TOORAK 3142	\$6,500,000	11/11/2025
3	39 Glassford St ARMADALE 3143	\$6,460,000	28/10/2025

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:

04/02/2026 17:07

16 Clarke Street, Prahran Vic 3181



 4  3  3

Property Type: House
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$5,750,000 - \$6,250,000
Median House Price
Year ending December 2025: \$1,710,000

Comparable Properties



20 Jessamine Av PRAHRAN 3181 (REI)

Agent Comments

 5  2  2

Price: \$6,000,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 765 sqm approx



57 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

 4  3  5

Price: \$6,500,000
Method: Private Sale
Date: 11/11/2025
Property Type: House (Res)



39 Glassford St ARMADALE 3143 (REI/VG)

Agent Comments

 4  3  3

Price: \$6,460,000
Method: Expression of Interest
Date: 28/10/2025
Property Type: House (Res)
Land Size: 551 sqm approx

Account - Melbourne Sotheby's International Realty



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