

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

33 Hinton Lane, Prahran Vic 3181

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,492,500 Property Type House Suburb Prahran

Period - From 01/10/2025 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	24 Atkinson CI WINDSOR 3181	\$1,700,000	16/12/2025
2	65 Alfred St PRAHRAN 3181	\$1,510,000	10/12/2025
3	2a Alfred St PRAHRAN 3181	\$1,620,000	25/11/2025

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:

28/01/2026 14:25



Rooms: 5

Property Type: House (Res)

Land Size: 100 sqm approx

Agent Comments

Comparable Properties



24 Atkinson CI WINDSOR 3181 (REI)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Res)



65 Alfred St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,510,000

Method: Private Sale

Date: 10/12/2025

Property Type: House (Res)



2a Alfred St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,620,000

Method: Private Sale

Date: 25/11/2025

Property Type: Townhouse (Single)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525