

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

42 COMMERCIAL ROAD, PRAHRAN, VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$950,000 to \$1,045,000

### Median sale price

Median price

\$1,438,000

Property type

House

Suburb

PRAHRAN

Period

01 October 2025 to 31 December 2025

Source

 pricfinder

### Comparable property sales

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

53 PRINCES ST, PRAHRAN, VIC 3181	\$1,100,000	11/11/2025
65 PRIDHAM ST, PRAHRAN, VIC 3181	\$1,030,000	13/12/2025
82 PEEL ST, WINDSOR, VIC 3181	\$1,030,000	06/11/2025

This Statement of Information was prepared on:

18/03/2026