

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

31 St Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

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 Ann St WINDSOR 3181	\$1,837,000	03/11/2025
2	19 Balmoral PI SOUTH YARRA 3141	\$1,712,500	06/10/2025
3	87 Albion St SOUTH YARRA 3141	\$1,970,000	26/09/2025

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: 17/03/2026 10:21



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
Year ending December 2025: \$1,710,000

Comparable Properties



20 Ann St WINDSOR 3181 (VG)

Agent Comments

3 - -

Price: \$1,837,000

Method: Sale

Date: 03/11/2025

Property Type: House (Res)

Land Size: 187 sqm approx



19 Balmoral PI SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 3 2

Price: \$1,712,500

Method: Private Sale

Date: 06/10/2025

Property Type: House

Land Size: 124 sqm approx



87 Albion St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,970,000

Method: Sold Before Auction

Date: 26/09/2025

Property Type: Townhouse (Res)

Land Size: 168 sqm approx

Account - Jellis Craig | P: 03 9864 5000



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