

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

4 PACKINGTON PLACE, PRAHRAN, VIC 3181

Indicative selling price

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

Price Range: \$1,350,000 to \$1,450,000

Median sale price

Median price

\$1,935,000

Property type

House

Suburb

PRAHRAN

Period

01 January 2026 to 31 March 2026

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

Address of comparable property	Price	Date of sale
1 HOPETOUN GR, SOUTH YARRA, VIC 3141	\$1,500,000	28/02/2026
233 WILLIAMS RD, SOUTH YARRA, VIC 3141	\$1,585,000	14/11/2025
17 EASTBOURNE ST, WINDSOR, VIC 3181	\$1,365,000	21/02/2026

This Statement of Information was prepared on:

23/04/2026