

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

6/1 York Street, Prahran Vic 3181

Indicative selling price

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

Range between \$925,000 & \$995,000

Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Prahran

Period - From 24/04/2025 to 23/04/2026 Source Property Data

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	3/88 Alexandra St ST KILDA EAST 3183	\$960,000	16/04/2026
2	7/7 Nelson St BALACLAVA 3183	\$1,080,000	14/02/2026
3	3/634 Orrong Rd ARMADALE 3143	\$995,000	07/01/2026

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:

24/04/2026 16:49



Property Type: Townhouse

Agent Comments

Comparable Properties



3/88 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$960,000

Method: Sold Before Auction

Date: 16/04/2026

Property Type: Townhouse (Res)



7/7 Nelson St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,080,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)



3/634 Orrong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$995,000

Method: Private Sale

Date: 07/01/2026

Property Type: Townhouse (Single)