

# 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 82 Lewisham Road North, Prahran Vic 3181

### Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,640,000 Property Type House Suburb Prahran

Period - From 01/01/2026 to 31/03/2026 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	64 Surrey Rd SOUTH YARRA 3141	\$1,745,000	30/03/2026
2	11 Hornby St WINDSOR 3181	\$1,640,000	24/03/2026
3	22 Airlie Av PRAHRAN 3181	\$1,742,000	21/02/2026

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: 15/04/2026 16:58



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**Indicative Selling Price**  
 \$1,650,000 - \$1,750,000  
**Median House Price**  
 March quarter 2026: \$1,640,000

**Rooms:** 5  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 276 sqm approx  
 Agent Comments

## Comparable Properties



64 Surrey Rd SOUTH YARRA 3141 (REI)

Agent Comments

2    1    -

**Price:** \$1,745,000  
**Method:** Private Sale  
**Date:** 30/03/2026  
**Property Type:** House



11 Hornby St WINDSOR 3181 (REI)

Agent Comments

3    2    2

**Price:** \$1,640,000  
**Method:** Private Sale  
**Date:** 24/03/2026  
**Property Type:** House  
**Land Size:** 312 sqm approx



22 Airlie Av PRAHRAN 3181 (REI)

Agent Comments

2    1    1

**Price:** \$1,742,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372