

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

2 Murray Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

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	57 James St WINDSOR 3181	\$1,273,000	17/12/2025
2	80 Bendigo St PRAHRAN 3181	\$1,380,000	22/11/2025
3	5 Mary St WINDSOR 3181	\$1,227,000	23/10/2025

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:

05/03/2026 10:25



Property Type:

Divorce/Estate/Family Transfers

Land Size: 193 sqm approx

Agent Comments

Comparable Properties



57 James St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,273,000

Method: Private Sale

Date: 17/12/2025

Property Type: House



80 Bendigo St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,380,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 191 sqm approx



5 Mary St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,227,000

Method: Private Sale

Date: 23/10/2025

Property Type: House (Res)

Land Size: 148 sqm approx