

# 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

43 Airlie Avenue, 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 \$4,500,000 & \$4,950,000

### 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	34 Northcote Rd ARMADALE 3143	\$4,275,000	11/11/2025
2	12 Mt Pleasant Gr ARMADALE 3143	\$5,225,000	30/10/2025
3			

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 10:53



 4   
  3   
  2

**Property Type:** House (Res)

**Land Size:** 594 sqm approx

Agent Comments

**Indicative Selling Price**

\$4,500,000 - \$4,950,000

**Median House Price**

Year ending December 2025: \$1,710,000

## Comparable Properties

**34 Northcote Rd ARMADALE 3143 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$4,275,000

**Method:** Auction Sale

**Date:** 11/11/2025

**Property Type:** House (Res)

**Land Size:** 518 sqm approx



**12 Mt Pleasant Gr ARMADALE 3143 (REI/VG)**

Agent Comments

 5   
  2   
  2

**Price:** \$5,225,000

**Method:** Auction Sale

**Date:** 30/10/2025

**Property Type:** House (Res)

**Land Size:** 660 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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