

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 Aberdeen Road, Prahran Vic 3181

Indicative selling price

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

Range between \$3,300,000 & \$3,500,000

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	72 Oban St SOUTH YARRA 3141	\$3,650,000	04/12/2025
2	5 Oban St SOUTH YARRA 3141	\$3,500,000	13/09/2025
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:

25/02/2026 10:28



 4  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,500,000

Median House Price

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

Comparable Properties



72 Oban St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 3  2  2

Price: \$3,650,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: House (Res)



5 Oban St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 3  2  2

Price: \$3,500,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 453 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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