

# 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

5/5 Gooch Street, 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 \$385,000 & \$420,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 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 | 4/38 Wattletree Rd ARMADALE 3143 | \$391,000 | 10/12/2025   |
| 2 | 7/22 Trinian St PRAHRAN 3181     | \$374,000 | 02/12/2025   |
| 3 | 3/51 Kooyong Rd ARMADALE 3143    | \$440,300 | 19/11/2025   |

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:

04/03/2026 15:54



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$385,000 - \$420,000

**Median Unit Price**

December quarter 2025: \$560,000

## Comparable Properties



**4/38 Wattletree Rd ARMADALE 3143 (VG)**

Agent Comments

1 - -

**Price:** \$391,000

**Method:** Sale

**Date:** 10/12/2025

**Property Type:** Strata Unit/Flat



**7/22 Trinian St PRAHRAN 3181 (REI)**

Agent Comments

1 1 1

**Price:** \$374,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** Apartment



**3/51 Kooyong Rd ARMADALE 3143 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$440,300

**Method:** Sold Before Auction

**Date:** 19/11/2025

**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999



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