

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

55 Clarke Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,492,500 Property Type House 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	25 Molesworth St PRAHRAN 3181	\$1,830,000	29/10/2025
2	11 Ann St WINDSOR 3181	\$1,960,000	24/10/2025
3	62 Henry St WINDSOR 3181	\$1,950,000	04/10/2025

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:

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Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 December quarter 2025: \$1,492,500



3 2 1

Property Type: House
Agent Comments

Comparable Properties



25 Molesworth St PRAHRAN 3181 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,830,000
Method: Auction Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 240 sqm approx



11 Ann St WINDSOR 3181 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,960,000
Method: Private Sale
Date: 24/10/2025
Property Type: House (Res)
Land Size: 418 sqm approx



62 Henry St WINDSOR 3181 (REI/VG)

[Agent Comments](#)

3 1 3

Price: \$1,950,000
Method: Private Sale
Date: 04/10/2025
Property Type: House
Land Size: 356 sqm approx

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140