

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 Mcmicken Lane, Prahran Vic 3181

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	7/19 Hotham St ST KILDA EAST 3183	\$1,255,000	17/02/2026
2	24 Erica St WINDSOR 3181	\$1,240,000	16/02/2026
3	5g Clara St SOUTH YARRA 3141	\$1,300,000	13/09/2025

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 11:17



2 3 1

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 90.5 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 December quarter 2025: \$1,492,500

Comparable Properties



7/19 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

2 2 1

Price: \$1,255,000
Method: Private Sale
Date: 17/02/2026
Property Type: House



24 Erica St WINDSOR 3181 (REI)

Agent Comments

2 2 1

Price: \$1,240,000
Method: Private Sale
Date: 16/02/2026
Property Type: House (Res)



5g Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)
Land Size: 4655 sqm approx

Account - Marshall White | P: 03 9822 9999