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	8 Errol Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,789,000	Pro	perty Type	House		Suburb	Prahran
Period - From	01/10/2024	to	30/09/2025	9	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

1	62 Henry St WINDSOR 3181	\$1,950,000	04/10/2025
2	33 Packington St PRAHRAN 3181	\$1,801,000	21/08/2025
3	1 Cambridge St ARMADALE 3143	\$1,882,000	15/08/2025

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:	20/10/2025 10:38



Date of sale







Property Type: House **Agent Comments**

Indicative Selling Price \$1,800,000 - \$1,980,000 **Median House Price** Year ending September 2025: \$1,789,000

Comparable Properties



62 Henry St WINDSOR 3181 (REI)

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



33 Packington St PRAHRAN 3181 (REI/VG)



Price: \$1,801,000 Method: Private Sale Date: 21/08/2025

Property Type: House (Res) Land Size: 207 sqm approx

Agent Comments



1 Cambridge St ARMADALE 3143 (REI/VG)

Price: \$1,882,000





Agent Comments

Method: Private Sale Date: 15/08/2025 Property Type: House

Land Size: 225 sqm approx

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





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