

# 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

104/139 York 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

\$330,000

&

\$363,000

### 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	1003/3-5 St Kilda Rd ST KILDA 3182	\$360,000	06/01/2026
2	10D Stables La SOUTH YARRA 3141	\$355,000	16/12/2025
3	2/26 Davis Av SOUTH YARRA 3141	\$355,000	08/11/2025

**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:

04/02/2026 11:12



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**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$330,000 - \$363,000

**Median Unit Price**

December quarter 2025: \$560,000

## Comparable Properties



**1003/3-5 St Kilda Rd ST KILDA 3182 (REI)**

Agent Comments

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**Price:** \$360,000

**Method:** Private Sale

**Date:** 06/01/2026

**Property Type:** Apartment



**10D Stables La SOUTH YARRA 3141 (REI)**

Agent Comments

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**Price:** \$355,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** House (Res)



**2/26 Davis Av SOUTH YARRA 3141 (REI/VG)**

Agent Comments

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**Price:** \$355,000

**Method:** Private Sale

**Date:** 08/11/2025

**Property Type:** Apartment

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