

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

5/41 Murray Street, Prahran Vic 3181

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2025

to 30/09/2025

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	40/174 Peel St WINDSOR 3181	\$476,000	15/10/2025
2	6/1 Crimea St ST KILDA 3182	\$450,000	14/10/2025
3	5/49a Kensington Rd SOUTH YARRA 3141	\$500,000	02/10/2025

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:

22/10/2025 11:05



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

September quarter 2025: \$530,000

Comparable Properties



40/174 Peel St WINDSOR 3181 (REI)

Agent Comments

1
 1
 1

Price: \$476,000

Method: Private Sale

Date: 15/10/2025

Property Type: Apartment



6/1 Crimea St ST KILDA 3182 (REI)

Agent Comments

1
 1
 1

Price: \$450,000

Method: Private Sale

Date: 14/10/2025

Property Type: Apartment



5/49a Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

1
 1
 1

Price: \$500,000

Method: Sold Before Auction

Date: 02/10/2025

Property Type: Apartment

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