

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

44 Prahran Grove, Elsternwick Vic 3185

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 \$2,232,500 Property Type House Suburb Elsternwick

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	5 Acacia St ELSTERNWICK 3185	\$1,920,000	15/10/2025
2	11 Hotham Gr RIPPONLEA 3185	\$1,781,000	14/06/2025
3	6 Davis St ELSTERNWICK 3185	\$1,834,000	14/06/2025

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:

10/11/2025 13:50



4
 1
 2

Rooms: 7

Property Type: House (Res)

Land Size: 545 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

September quarter 2025: \$2,232,500

Comparable Properties



5 Acacia St ELSTERNWICK 3185 (REI)

Agent Comments

4
 1
 -

Price: \$1,920,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: House (Res)



11 Hotham Gr RIPPONLEA 3185 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,781,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 475 sqm approx



6 Davis St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,834,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House

Land Size: 560 sqm approx

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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