

# 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

16 Park Road, 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 \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Prahran

Period - From 01/04/2025 to 31/03/2026 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 Wise CI WINDSOR 3181	\$1,690,000	30/05/2026
2	34 Wattletree Rd ARMADALE 3143	\$1,670,000	13/05/2026
3	9 Linton St BALACLAVA 3183	\$1,549,000	29/04/2026

**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:

18/06/2026 12:39

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**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending March 2026: \$1,650,000



3   2   1

**Property Type:** House

Agent Comments

## Comparable Properties



**5 Wise CI WINDSOR 3181 (REI)**

Agent Comments

3   2   1

**Price:** \$1,690,000

**Method:** Private Sale

**Date:** 30/05/2026

**Property Type:** House (Res)



**34 Wattletree Rd ARMADALE 3143 (REI)**

Agent Comments

3   2   2

**Price:** \$1,670,000

**Method:** Sold Before Auction

**Date:** 13/05/2026

**Property Type:** House (Res)



**9 Linton St BALACLAVA 3183 (REI)**

Agent Comments

3   2   3

**Price:** \$1,549,000

**Method:** Private Sale

**Date:** 29/04/2026

**Property Type:** House (Res)

**Land Size:** 170 sqm approx

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