

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

4/8 Airlie Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$525,500

Property Type Unit

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	8/12 Williams Rd PRAHRAN 3181	\$605,000	11/06/2026
2	3/123 Chomley St PRAHRAN 3181	\$602,000	23/05/2026
3	10/32 Wynnstay Rd PRAHRAN 3181	\$622,400	02/05/2026

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:

30/06/2026 18:08



Property Type: Apartment

Agent Comments

Comparable Properties



8/12 Williams Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$605,000

Method: Sold Before Auction

Date: 11/06/2026

Property Type: Apartment



3/123 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$602,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Apartment



10/32 Wynnstey Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$622,400

Method: Auction Sale

Date: 02/05/2026

Property Type: Apartment