

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

8 LEILA STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,669,000

Property type

House

Suburb

Prahran

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

69 PRIDHAM STREET PRAHRAN VIC 3181

\$1,600,000

20-Sep-25

9 YORK STREET PRAHRAN VIC 3181

\$1,700,000

14-Nov-25

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 6 months.

This Statement of Information was prepared on: 02 March 2026



**69 PRIDHAM STREET PRAHRAN
VIC 3181**

3 2 1

Sold Price **\$1,600,000** Sold Date **20-Sep-25**

Distance **0.56km**



**9 YORK STREET PRAHRAN VIC
3181**

3 2 1

Sold Price **\$1,700,000** Sold Date **14-Nov-25**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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