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	101/8 Bangs Street, Prahran Vic 3181

Indicative selling price

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

Single price $359,000

Median sale price

Median price $485,000 Property Type Unit Suburb Prahran

Period - From 30/06/2025 to 29/06/2026 Source Property Data

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	206/13-15 Grattan St PRAHRAN 3181	$350,000	20/03/2026
2	105/1 Mount St PRAHRAN 3181	$350,000	29/01/2026
3	102/27 Macquarie St PRAHRAN 3181	$352,000	05/03/2026

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 15:40

101/8 Bangs Street, Prahran Vic 3181



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$359,000
Median Unit Price
30/06/2025 - 29/06/2026: $485,000

Comparable Properties



206/13-15 Grattan St PRAHRAN 3181 (REI)

1 | 1 | 1

Price: $350,000
Method: Private Sale
Date: 20/03/2026
Property Type: Apartment

Agent Comments



105/1 Mount St PRAHRAN 3181 (REI/VG)

1 | 1 | -

Price: $350,000
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment

Agent Comments



102/27 Macquarie St PRAHRAN 3181 (REI/VG)

1 | 1 | -

Price: $352,000
Method: Private Sale
Date: 05/03/2026
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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