



WE KNOW PRAH- RAN

SUBURB PROFILE



motionproperty

PRAHRAN



5.4km

Distance from GPO



13.0k

Population

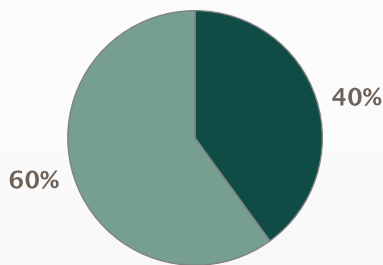
↑16.0%

5 year population change

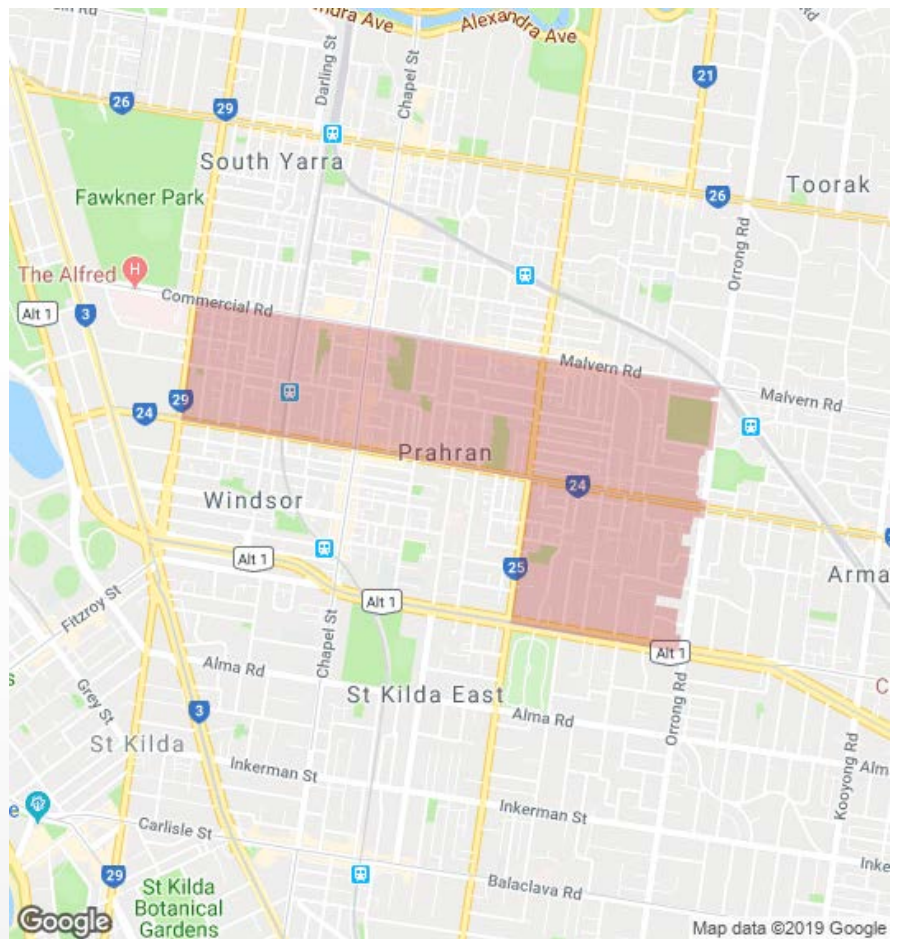


10 years

Average length of ownership



■ Owner Occupiers ■ Renters



The size of Prahran is approximately 1.9 square kilometres. It has 6 parks covering nearly 5% of total area. The population of Prahran in 2011 was 11,191 people. By 2016 the population was 12,985 showing a population growth of 16.0% in the area during that time. The predominant age group in Prahran is 20-29 years. Households in Prahran are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Prahran work in a professional occupation. In 2011, 42.7% of the homes in Prahran were owner-occupied compared with 39.3% in 2016. Currently the median sales price of houses in the area is \$1,430,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



2,570

117

\$1,171,428

27



5,160

209

\$459,113

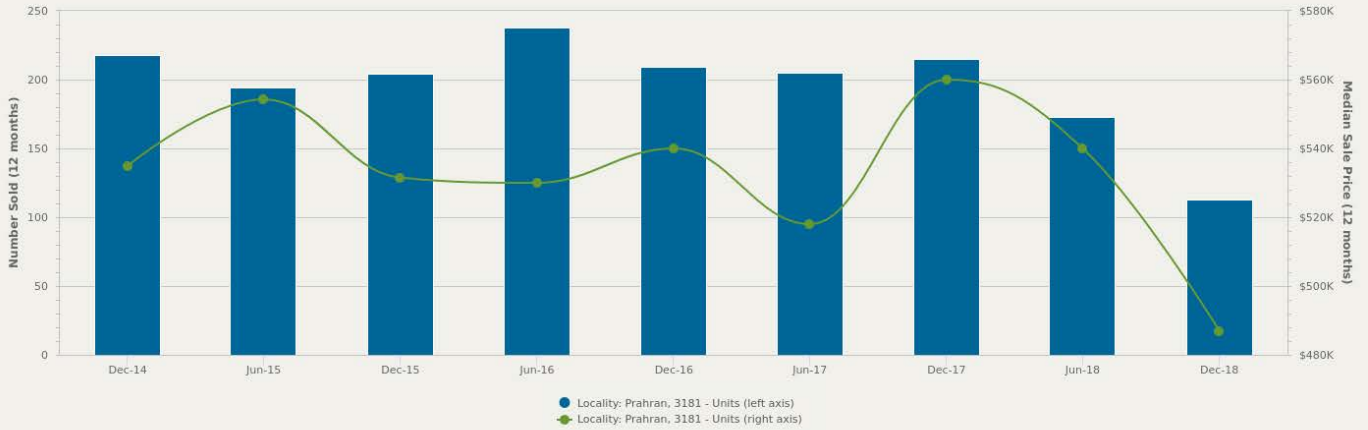
133

*Total number of unique properties listed for sale over the past 12 months.

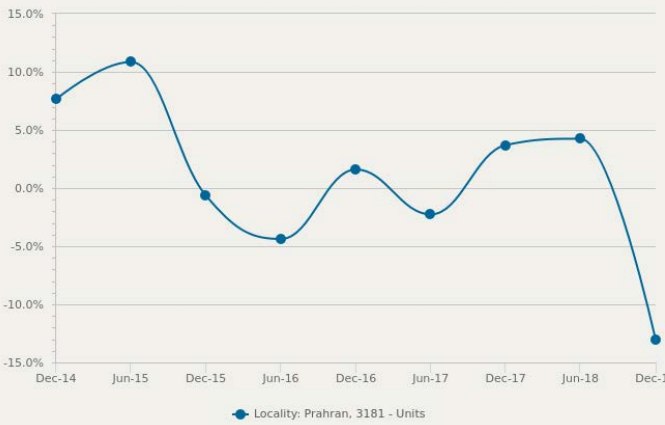


UNITS: FOR SALE

Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$645,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$487,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$365,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT





ON THE MARKET

48

1
BEDROOMS

RECENTLY SOLD





32

| | |
|--|--|
|  <p>8/17 Clarke Street Prahran VIC 3181 Listed on 18 Mar 2019 \$299,000</p> <p> 1 1 1 518m²</p> |  <p>105/10 Porter Street Prahran VIC 3181 Sold on 14 Mar 2019 Not Disclosed</p> <p> 1 1 1</p> |
|  <p>108/1 Donald Street Prahran VIC 3181 Listed on 18 Mar 2019 \$190,000 - \$199,000</p> <p> 1 1 1</p> |  <p>1/2 King Street Prahran VIC 3181 Sold on 05 Mar 2019 \$475,000*</p> <p> 1 1 1</p> |

57

2
BEDROOMS





39

| | |
|--|---|
|  <p>510/15 Clifton Street Prahran VIC 3181 Listed on 18 Mar 2019 Not Disclosed</p> <p> 1 2 2</p> |  <p>2/6 Williams Road Prahran VIC 3181 Sold on 16 Mar 2019 \$600,000*</p> <p> 2 1 1 2,445m²</p> |
|  <p>408/201 High Street Prahran VIC 3181 Listed on 17 Mar 2019 Contact Agent</p> <p> 1 2 2</p> |  <p>1/35 Donald Street Prahran VIC 3181 Sold on 02 Mar 2019 \$550,000*</p> <p> 1 1 1 841m²</p> |

28

3
BEDROOMS

7

| | |
|--|--|
|  <p>203/103-105 High Street Prahran VIC 3181 Listed on 15 Mar 2019 Not Disclosed</p> <p> 2 4 1</p> |  <p>19 Clarke Street Prahran VIC 3181 Sold on 16 Mar 2019 \$1,310,000*</p> <p> 1 2 1 124m²</p> |
|  <p>403/283 High Street Prahran VIC 3181 Listed on 15 Mar 2019 Not Disclosed</p> <p> 1 2 1</p> |  <p>6 St Malo Street Prahran VIC 3181 Sold on 23 Feb 2019 \$950,000*</p> <p> 1 1 1 90m²</p> |

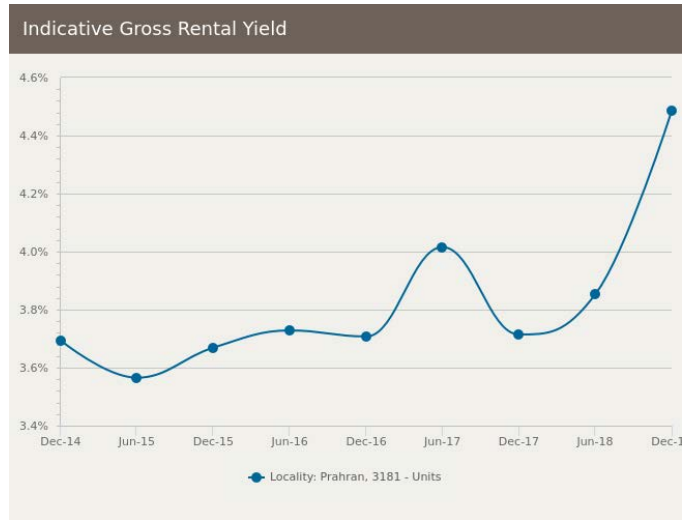
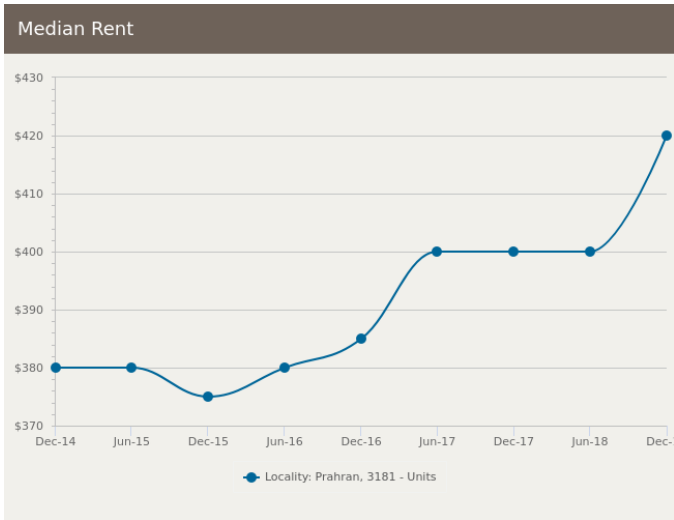


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

57

1
BEDROOMS

| | |
|--|---|
| <p>12/603 High Street Prahran VIC 3181 Listed on 18 Mar 2019 \$290/W</p> <p> 1 1 1,446m²</p> | <p>103/36 Porter Street Prahran VIC 3181 Listed on 18 Mar 2019 \$430/W</p> <p> 1 1 -</p> |
|--|---|

72

2
BEDROOMS

| | |
|---|---|
| <p>8/26 Clifton Street Prahran VIC 3181 Listed on 18 Mar 2019 \$450/W</p> <p> 1 1 356m²</p> | <p>12/20 Grandview Grove Prahran VIC 3181 Listed on 18 Mar 2019 \$400/W</p> <p> 1 1 883m²</p> |
|---|---|

13

3
BEDROOMS

| | |
|---|--|
| <p>3 Wynnstay Road Prahran VIC 3181 Listed on 18 Mar 2019 \$1,000/W</p> <p> 1 2 274m²</p> | <p>79/108 Greville Street Prahran VIC 3181 Listed on 14 Mar 2019 \$680/W</p> <p> 1 1 5,115m²</p> |
|---|--|



= number of units observed as On the Market for Rent within the last month

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