

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
407/201 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$495,000 & \$535,000

Median sale price

Median price	\$560,000	Property Type	Unit	Suburb	Prahran
Period - From	01/10/2025	to	31/12/2025	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	707/15 Clifton St PRAHRAN 3181	\$560,000	13/11/2025
2	1103/15 Clifton St PRAHRAN 3181	\$535,000	27/10/2025
3	715/15 Clifton St PRAHRAN 3181	\$550,000	10/10/2025

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:

11/02/2026 19:24



Property Type: Unit

Agent Comments

Indicative Selling Price

\$495,000 - \$535,000

Median Unit Price

December quarter 2025: \$560,000

Comparable Properties



707/15 Clifton St PRAHRAN 3181 (REI/VG)



Price: \$560,000

Method: Private Sale

Date: 13/11/2025

Rooms: 4

Property Type: Apartment

Agent Comments

1103/15 Clifton St PRAHRAN 3181 (REI/VG)



Price: \$535,000

Method: Private Sale

Date: 27/10/2025

Property Type: Apartment

Agent Comments

715/15 Clifton St PRAHRAN 3181 (VG)



Price: \$550,000

Method: Sale

Date: 10/10/2025

Property Type: Strata Unit/Flat

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951