

# 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

203/87 High Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$600,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb Prahran

Period - From 26/08/2023 to 25/08/2024 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	406/85-87 High St PRAHRAN 3181	\$595,000	05/08/2024
2	303/1 Mount St PRAHRAN 3181	\$600,000	05/07/2024
3	407/120 High St PRAHRAN 3181	\$575,000	28/03/2024

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:

26/08/2024 10:49



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$580,000 - \$600,000

Median Unit Price

26/08/2023 - 25/08/2024: \$530,000

## Comparable Properties



406/85-87 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 05/08/2024

Property Type: Apartment



303/1 Mount St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 05/07/2024

Property Type: Apartment



407/120 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 28/03/2024

Property Type: Apartment

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



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