

# 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 503/153B 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 \$285,000 & \$300,000

### Median sale price

Median price \$460,000 Property Type Unit Suburb Prahran

Period - From 01/07/2024 to 30/09/2024 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	6/36 Waterloo Cr ST KILDA 3182	\$290,000	20/12/2024
2	209/153b High St PRAHRAN 3181	\$280,000	08/11/2024
3	203/153b High St PRAHRAN 3181	\$280,000	11/09/2024

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: 13/01/2025 14:11



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$285,000 - \$300,000

**Median Unit Price**

September quarter 2024: \$460,000

## Comparable Properties



**6/36 Waterloo Cr ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$290,000

**Method:** Private Sale

**Date:** 20/12/2024

**Property Type:** Apartment



**209/153b High St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$280,000

**Method:** Private Sale

**Date:** 08/11/2024

**Property Type:** Apartment

**203/153b High St PRAHRAN 3181 (VG)**

Agent Comments



**Price:** \$280,000

**Method:** Sale

**Date:** 11/09/2024

**Property Type:** Strata Unit/Flat

Account - Little Real Estate | P: 07 3037 0255



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