

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

4 High Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,525,000

Median sale price

Median price

\$1,755,000

Property Type

House

Suburb

Prahran

Period - From

01/01/2022

to

31/12/2022

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	48 Camden St BALACLAVA 3183	\$1,560,000	15/12/2022
2	24 Jervois St ST KILDA EAST 3183	\$1,500,000	23/01/2023
3	5-7 Cyril St WINDSOR 3181	\$1,475,000	23/03/2023

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:

01/04/2023 17:06

4 High Street, Prahran Vic 3181



Andrew James
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Indicative Selling Price

\$1,525,000

Median House Price

Year ending December 2022: \$1,755,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties



48 Camden St BALACLAVA 3183 (REI/VG)

Agent Comments

3 3 1

Price: \$1,560,000

Method: Auction Sale

Date: 15/12/2022

Property Type: House (Res)

Land Size: 271 sqm approx



24 Jervois St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$1,500,000

Method: Private Sale

Date: 23/01/2023

Property Type: House

Land Size: 338 sqm approx



5-7 Cyril St WINDSOR 3181 (REI)

Agent Comments

3 1 -

Price: \$1,475,000

Method: Auction Sale

Date: 23/03/2023

Property Type: House (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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