

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

520 High Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$2,049,000

Median sale price

Median price

\$1,705,000

Property Type

House

Suburb

Prahran

Period - From

01/10/2023

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 | 17 Hornby St WINDSOR 3181 | \$2,225,000 | 30/11/2024 |
| 2 | 178 Alma Rd ST KILDA EAST 3183 | \$2,125,000 | 21/09/2024 |
| 3 | 167 Williams Rd SOUTH YARRA 3141 | \$1,904,000 | 22/06/2024 |

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:

16/12/2024 11:14



Property Type: House

Agent Comments

Comparable Properties



17 Hornby St WINDSOR 3181 (REI)

Agent Comments



Price: \$2,225,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)



178 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$2,125,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 627 sqm approx



167 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,904,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 222 sqm approx