

# 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

9/603 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 \$250,000 & \$270,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Prahran

Period - From 01/04/2023 to 31/03/2024 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	22/38 Charnwood Rd ST KILDA 3182	\$270,000	04/03/2024
2	7/6 Cardigan St ST KILDA EAST 3183	\$270,000	25/12/2023
3	6/9-11 Barnsbury Rd SOUTH YARRA 3141	\$270,000	06/11/2023

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:

23/04/2024 17:25



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**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$250,000 - \$270,000

**Median Unit Price**

Year ending March 2024: \$550,000

## Comparable Properties



**22/38 Charnwood Rd ST KILDA 3182 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$270,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** Unit



**7/6 Cardigan St ST KILDA EAST 3183 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$270,000

**Method:** Private Sale

**Date:** 25/12/2023

**Property Type:** Apartment



**6/9-11 Barnsbury Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$270,000

**Method:** Private Sale

**Date:** 06/11/2023

**Property Type:** Unit

**Account - Woodards** | P: 03 9866 4411 | F: 03 9866 4504