

# 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

314/201 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 \$300,000 & \$330,000

### Median sale price

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

Period - From 16/01/2024 to 15/01/2025 Source Property Data

### 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	1316/3 Yarra St SOUTH YARRA 3141	\$320,000	06/01/2025
2	22/145 Fitzroy St ST KILDA 3182	\$390,000	31/12/2024
3	203/135 Inkerman St ST KILDA 3182	\$310,000	20/12/2024

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:

16/01/2025 08:53



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

16/01/2024 - 15/01/2025: \$530,000

## Comparable Properties



**1316/3 Yarra St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$320,000

**Method:** Private Sale

**Date:** 06/01/2025

**Property Type:** Apartment



**22/145 Fitzroy St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 31/12/2024

**Property Type:** Apartment



**203/135 Inkerman St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$310,000

**Method:** Private Sale

**Date:** 20/12/2024

**Property Type:** Apartment

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