## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

314/201 High Street, Prahran Vic 3181

#### Indicative selling price

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

### Median sale price

Median price	\$530,000	Pro	pperty Type Uni	t		Suburb	Prahran
Period - From	16/01/2024	to	15/01/2025	So	urce	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

Add	dress 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 comparableproperties 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)





Price: \$320,000 Method: Private Sale Date: 06/01/2025

Property Type: Apartment

**Agent Comments** 



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)





Price: \$310,000 Method: Private Sale Date: 20/12/2024

Property Type: Apartment

**Agent Comments** 

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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