

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

Range between \$1,800,000

&

\$1,875,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Prahran

Period - From 01/10/2024

to 31/12/2024

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	14 Baldwin St ARMADALE 3143	\$1,875,000	30/08/2024
2	320 Inkerman St ST KILDA EAST 3183	\$1,877,000	27/11/2024
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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:

19/02/2025 12:03



Property Type: House

Agent Comments

Comparable Properties



14 Baldwin St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,875,000

Method: Sold Before Auction

Date: 30/08/2024

Property Type: House (Res)

Land Size: 300 sqm approx



320 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,877,000

Method: Sold Before Auction

Date: 27/11/2024

Property Type: House (Res)

Land Size: 268 sqm approx

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.