

# 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 1/648 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 \$1,000,000 & \$1,100,000

### Median sale price

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

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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
101/6a Evergreen Mews, Armadale	\$1,100,000	17/09/2023
305/7 Evergreen Mews, Armadale	\$1,130,000	09/09/2023
2/16 Hughenden Road, St Kilda East	\$1,024,000	07/09/2023

This Statement of Information was prepared on: 4 March 2024