

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

3 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$1,787,500

Property Type House

Suburb Prahran

Period - From 01/01/2025

to 31/03/2025

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	32 Spring St PRAHRAN 3181	\$1,658,000	06/03/2025
2	520 High St PRAHRAN 3181	\$1,750,000	05/03/2025
3	1 Barnsbury Rd SOUTH YARRA 3141	\$1,825,000	30/11/2024

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:

16/04/2025 14:17

3 High Street, Prahran Vic 3181



Walter Summons

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Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

March quarter 2025: \$1,787,500



3 2 2

Property Type: House

Land Size: 335 sqm approx

Agent Comments

Comparable Properties



32 Spring St PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$1,658,000

Method: Auction Sale

Date: 06/03/2025

Property Type: House (Res)



520 High St PRAHRAN 3181 (REI)

Agent Comments

4 1 2

Price: \$1,750,000

Method: Private Sale

Date: 05/03/2025

Property Type: House

Land Size: 445 sqm approx



1 Barnsbury Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 1

Price: \$1,825,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 232 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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