

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,925,000

### 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	320 Inkerman St ST KILDA EAST 3183	\$1,877,000	27/11/2024
2	14 Baldwin St ARMADALE 3143	\$1,875,000	30/08/2024
3			

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:

01/02/2025 09:30



**Property Type:** House

**Agent Comments**

## Comparable Properties



**320 Inkerman St ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$1,877,000

**Method:** Sold Before Auction

**Date:** 27/11/2024

**Property Type:** House (Res)



**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

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.