

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

1/525 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$895,000

&

\$955,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2023

to 31/03/2024

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	101/715 Malvern Rd TOORAK 3142	\$945,000	04/04/2024
2	4/638 Malvern Rd PRAHRAN 3181	\$935,000	22/02/2024
3	14/12 Kensington Rd SOUTH YARRA 3141	\$918,000	27/03/2024

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:

06/05/2024 10:53

1/525 High Street, Prahran Vic 3181



Alex Noutsos
0419 203 684
alex.noutsos@belleproperty.com



2 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$895,000 - \$955,000

Median Unit Price

Year ending March 2024: \$550,000

Comparable Properties



101/715 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments

2 2 1

Price: \$945,000

Method: Private Sale

Date: 04/04/2024

Property Type: Apartment



4/638 Malvern Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 2

Price: \$935,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment



14/12 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 1 1

Price: \$918,000

Method: Private Sale

Date: 27/03/2024

Property Type: Apartment

Land Size: 105 sqm approx

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



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