

# 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

505/105 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

\$709,000

### Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Prahran

Period - From

20/02/2024

to

19/02/2025

Source

Property Data

### 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	203/69 Newry St WINDSOR 3181	\$710,000	20/12/2024
2	102/190 Alma Rd ST KILDA EAST 3183	\$700,000	17/11/2024
3	902/649 Chapel St SOUTH YARRA 3141	\$720,000	26/08/2024

**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:

20/02/2025 11:23



 2   
  2   
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$709,000

**Median Unit Price**

20/02/2024 - 19/02/2025: \$530,000

## Comparable Properties



**203/69 Newry St WINDSOR 3181 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 20/12/2024

**Property Type:** Apartment



**102/190 Alma Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments

 2   
  2   
  1

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 17/11/2024

**Property Type:** Apartment



**902/649 Chapel St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2   
  2   
  1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 26/08/2024

**Property Type:** Unit

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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