

# 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 406/85-87 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 \$595,000

### Median sale price

Median price \$567,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2023

to 30/06/2024

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	215/15 Clifton St PRAHRAN 3181	\$608,000	24/05/2024
2	1108/32 Bray St SOUTH YARRA 3141	\$590,000	24/06/2024
3	407/120 High St PRAHRAN 3181	\$575,000	28/03/2024

**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:

24/07/2024 11:44



2   2   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$595,000

**Median Unit Price**

Year ending June 2024: \$567,000

## Comparable Properties



**215/15 Clifton St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$608,000

**Method:** Private Sale

**Date:** 24/05/2024

**Property Type:** Apartment



**1108/32 Bray St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2   1   1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 24/06/2024

**Property Type:** Apartment



**407/120 High St PRAHRAN 3181 (REI)**

**Agent Comments**

2   1   1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** Apartment

**Account - Little Real Estate** | P: 07 3037 0255