

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

Range between \$875,000 & \$910,000

### Median sale price

Median price \$522,500 Property Type Unit Suburb Prahran

Period - From 01/10/2023 to 30/09/2024 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	301/24 Wilson St SOUTH YARRA 3141	\$875,000	22/08/2024
2	1203/1 Almeida Cr SOUTH YARRA 3141	\$875,000	17/07/2024
3	302/960 High St ARMADALE 3143	\$875,000	12/06/2024

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:

04/11/2024 12:16



2 2 2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$875,000 - \$910,000

**Median Unit Price**

Year ending September 2024: \$522,500

## Comparable Properties



**301/24 Wilson St SOUTH YARRA 3141**  
(REI/VG)

**Agent Comments**

2 2 1

**Price:** \$875,000

**Method:** Private Sale

**Date:** 22/08/2024

**Property Type:** Apartment



**1203/1 Almeida Cr SOUTH YARRA 3141**  
(REI/VG)

**Agent Comments**

2 2 1

**Price:** \$875,000

**Method:** Private Sale

**Date:** 17/07/2024

**Property Type:** Apartment



**302/960 High St ARMADALE 3143** (REI/VG)

**Agent Comments**

2 2 1

**Price:** \$875,000

**Method:** Private Sale

**Date:** 12/06/2024

**Property Type:** Apartment

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