

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

8a Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,130,000 Property Type Townhouse Suburb Prahran

Period - From 05/02/2024 to 04/02/2025 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	1b Raglan St ST KILDA EAST 3183	\$1,350,000	23/10/2024
2	2/10 Lalbert Cr PRAHRAN 3181	\$1,350,000	17/09/2024
3	1/1 York St PRAHRAN 3181	\$1,350,000	07/09/2024

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:

05/02/2025 09:32

James Burne
9520 9020
0434 288 066
jburne@bigginScott.com.au



3 2 2

Rooms: 4
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median Townhouse Price
05/02/2024 - 04/02/2025: \$1,130,000

Comparable Properties



1b Raglan St ST KILDA EAST 3183 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,350,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: Townhouse (Res)
Land Size: 142 sqm approx



2/10 Lalbert Cr PRAHRAN 3181 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 17/09/2024
Property Type: Townhouse (Res)



1/1 York St PRAHRAN 3181 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,350,000
Method: Sold Before Auction
Date: 07/09/2024
Property Type: Townhouse (Res)

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