

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

116/87 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Prahran

Period - From 03/12/2023 to 02/12/2024 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	223/163 Fitzroy St ST KILDA 3182	\$345,000	26/11/2024
2	612/14 Queens Rd MELBOURNE 3004	\$410,000	22/11/2024
3	410A/33 Inkerman St ST KILDA 3182	\$385,000	07/11/2024

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: 03/12/2024 10:42



 1
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

03/12/2023 - 02/12/2024: \$540,000

Comparable Properties



223/163 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$345,000

Method: Private Sale

Date: 26/11/2024

Property Type: Apartment



612/14 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 1
  1
  1

Price: \$410,000

Method: Private Sale

Date: 22/11/2024

Property Type: Apartment



410A/33 Inkerman St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$385,000

Method: Private Sale

Date: 07/11/2024

Property Type: Apartment

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



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