Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	73/8 Perth Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$680,000	&	\$745,000
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Median sale price

Median price	\$557,750	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/10/2024	to	31/12/2024	So	ource	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

1	2 Mirka La ST KILDA 3182	\$730,500	14/02/2025
2	79/8 Perth St PRAHRAN 3181	\$737,000	07/02/2025
3	2/300 High St WINDSOR 3181	\$735,000	16/12/2024

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:	26/02/2025 17:49



Date of sale











Property Type:

Divorce/Estate/Family Transfers Land Size: 8220 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$745,000 **Median Unit Price** December quarter 2024: \$557,750

Comparable Properties



2 Mirka La ST KILDA 3182 (REI)







Agent Comments

Price: \$730,500 Method: Private Sale Date: 14/02/2025

Property Type: Apartment



79/8 Perth St PRAHRAN 3181 (REI)

2







Agent Comments

Price: \$737,000

Method: Sold Before Auction

Date: 07/02/2025 Property Type: Unit



2/300 High St WINDSOR 3181 (REI)





Agent Comments

Price: \$735,000 Method: Private Sale Date: 16/12/2024

Property Type: Apartment

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





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