## 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	101/153b High 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	\$225,000	&	\$247,500
	1		

### Median sale price

Median price	\$540,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	18/12/2023	to	17/12/2024	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	209/153b High St PRAHRAN 3181	\$280,000	08/11/2024
2	10/314 Inkerman St ST KILDA EAST 3183	\$275,000	23/10/2024
3	29/9-11 Barnsbury Rd SOUTH YARRA 3141	\$269,000	28/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/12/2024 12:24









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$225,000 - \$247,500 **Median Unit Price** 18/12/2023 - 17/12/2024: \$540,000

# Comparable Properties



209/153b High St PRAHRAN 3181 (REI/VG)

Price: \$280,000 Method: Private Sale Date: 08/11/2024

Property Type: Apartment

**Agent Comments** 



10/314 Inkerman St ST KILDA EAST 3183 (REI/VG)







**Agent Comments** 

Price: \$275,000 Method: Private Sale Date: 23/10/2024

Property Type: Apartment



29/9-11 Barnsbury Rd SOUTH YARRA 3141 (REI)

**Agent Comments** 

Price: \$269,000 Method: Private Sale Date: 28/09/2024 Property Type: Unit

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





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