

## 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

217/153B 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$270,000

&

\$297,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Prahran

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

209/153B HIGH STREET PRAHRAN VIC 3181	\$280,000	09-Nov-24
104/15 CLIFTON STREET PRAHRAN VIC 3181	\$260,000	11-Oct-24
403/7 KING STREET PRAHRAN VIC 3181	\$310,000	27-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 13 February 2025



**209/153B HIGH STREET PRAHRAN VIC 3181** Sold Price **\$280,000** Sold Date **09-Nov-24**

1 1 1

Distance **0km**



**104/15 CLIFTON STREET PRAHRAN VIC 3181** Sold Price **\$260,000** Sold Date **11-Oct-24**

1 1 -

Distance **0.21km**



**403/7 KING STREET PRAHRAN VIC 3181** Sold Price **\$310,000** Sold Date **27-Sep-24**

1 1 -

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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