

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

405/201 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$475,000

&

\$500,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2023

to 31/12/2023

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	106/270 High St PRAHRAN 3181	\$550,000	12/02/2024
2	2/26 Clifton St PRAHRAN 3181	\$480,000	20/11/2023
3	405/25 Clifton St PRAHRAN 3181	\$480,000	02/02/2024

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:

06/03/2024 08:59



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$475,000 - \$500,000

Median Unit Price

December quarter 2023: \$550,000

Comparable Properties



106/270 High St PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$550,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment



2/26 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$480,000

Method: Private Sale

Date: 20/11/2023

Property Type: Apartment



405/25 Clifton St PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$480,000

Method: Private Sale

Date: 02/02/2024

Property Type: Apartment