

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 354 High Street, Prahran VIC 3181

Indicative selling price

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

Range between \$1,420,000

Median sale price

Median price \$1,750,000

Property type House

Suburb Windsor

Period - From 01/07/2023

to

30/09/2023

Source REIV

Comparable property sales

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
23 Leslie Street, St Kilda East	\$1,350,000	11/11/2023
24 Ivy Street, Prahran	\$1,355,000	04/08/2023
17 Eastbourne Street, Windsor	\$1,405,000	

This Statement of Information was prepared on: 20 November 2023