

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

2/573 HIGH STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$759,000

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

1/18 GRANDVIEW GROVE PRAHRAN VIC 3181	\$755,000	19-Oct-24
1/7A ARKLE STREET PRAHRAN VIC 3181	\$710,000	07-Nov-24
206/11 HILLINGDON PLACE PRAHRAN VIC 3181	\$715,000	17-Aug-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.~~

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**1/18 GRANDVIEW GROVE
PRAHRAN VIC 3181**

 2  1  1

Sold Price **\$755,000** Sold Date **19-Oct-24**

Distance **0.2km**



1/7A ARKLE STREET PRAHRAN VIC 3181

 2  1  1

Sold Price **\$710,000** Sold Date **07-Nov-24**

Distance **0.35km**



**206/11 HILLINGDON PLACE
PRAHRAN VIC 3181**

 2  1  1

Sold Price **\$715,000** Sold Date **17-Aug-24**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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