

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

54 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,555,000

Property Type House

Suburb Prahran

Period - From 01/10/2022

to 31/12/2022

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	28 Gertrude St WINDSOR 3181	\$1,480,000	08/10/2022
2	15 Young St ST KILDA EAST 3183	\$1,292,500	25/03/2023
3	6/15 Summers St PRAHRAN 3181	\$1,250,000	09/12/2022

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:

28/03/2023 11:38

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  2
  2

Property Type:

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2022: \$1,555,000

Comparable Properties



28 Gertrude St WINDSOR 3181 (VG)

Agent Comments

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Price: \$1,480,000

Method: Sale

Date: 08/10/2022

Property Type: House (Res)

Land Size: 103 sqm approx



15 Young St ST KILDA EAST 3183 (REI)

Agent Comments

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  2
  2

Price: \$1,292,500

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)



6/15 Summers St PRAHRAN 3181 (REI)

Agent Comments

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  2
  2

Price: \$1,250,000

Method: Private Sale

Date: 09/12/2022

Property Type: House

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525