

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

46 Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$1,350,000

&

\$1,435,000

Median sale price

Median price \$1,790,000

Property Type House

Suburb Prahran

Period - From 01/04/2023

to

31/03/2024

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	27 Ivy St PRAHRAN 3181	\$1,475,000	25/05/2024
2	111 York St PRAHRAN 3181	\$1,395,000	11/05/2024
3	67 Henry St WINDSOR 3181	\$1,370,000	27/04/2024

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:

04/06/2024 12:34



Property Type: House

Agent Comments

Comparable Properties



27 Ivy St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,475,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 253 sqm approx



111 York St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,395,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)



67 Henry St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)