

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

113/270 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$275,000 & \$300,000

Median sale price

Median price \$557,750 Property Type Unit Suburb Prahran

Period - From 01/10/2024 to 31/12/2024 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	13/57 Chapel St ST KILDA 3182	\$278,000	30/01/2025
2	306/15 Clifton St PRAHRAN 3181	\$302,000	13/12/2024
3	403/7 King St PRAHRAN 3181	\$310,000	27/09/2024

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:

07/02/2025 09:43

113/270 High Street, Prahran Vic 3181

belle
PROPERTY

Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$275,000 - \$300,000

Median Unit Price

December quarter 2024: \$557,750



Property Type:

Agent Comments

Comparable Properties



13/57 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$278,000

Method: Private Sale

Date: 30/01/2025

Property Type: Apartment



306/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments



Price: \$302,000

Method: Private Sale

Date: 13/12/2024

Property Type: Apartment



403/7 King St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 27/09/2024

Rooms: 2

Property Type: Apartment

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



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