

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

1/573 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

5/14 ABECKETT STREET PRAHRAN VIC 3181	\$685,555	07-Oct-25
5/45 WILLIAMS ROAD WINDSOR VIC 3181	\$710,000	22-Aug-25
4/2 RAE COURT PRAHRAN VIC 3181	\$710,000	16-Sep-25

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.~~

This Statement of Information was prepared on: 27 October 2025

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**5/14 ABECKETT STREET PRAHRAN
VIC 3181**

 2  1  1

Sold Price

^{RS} **\$685,555** Sold Date **07-Oct-25**

Distance **0.37km**



**5/45 WILLIAMS ROAD WINDSOR
VIC 3181**

 2  1  1

Sold Price

\$710,000 Sold Date **22-Aug-25**

Distance **0.55km**



**4/2 RAE COURT PRAHRAN VIC
3181**

 2  1  1

Sold Price

Sold Date **16-Sep-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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