Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

102/525 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$700,000 & \$750,000	Range between	\$700,000	&	\$750,000
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Median sale price

Median price	\$530,000	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/07/2025	to	30/09/2025	s	ource	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

	aress of comparable property	1 1100	Date of Sale
1	2/20 St Edmonds Rd PRAHRAN 3181	\$727,000	02/10/2025
2	403/1 Almeida Cr SOUTH YARRA 3141	\$762,500	11/09/2025
3	101/652 High St PRAHRAN 3181	\$725,000	26/07/2025

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:	15/10/2025 13:42



Date of sale



Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> **Indicative Selling Price** \$700,000 - \$750,000 **Median Unit Price** September quarter 2025: \$530,000



Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Comparable Properties



2/20 St Edmonds Rd PRAHRAN 3181 (REI)

2

Price: \$727,000 Method: Private Sale Date: 02/10/2025

Property Type: Apartment

Agent Comments



403/1 Almeida Cr SOUTH YARRA 3141 (REI)

2

Price: \$762,500 Method: Private Sale Date: 11/09/2025

Property Type: Apartment

Agent Comments



101/652 High St PRAHRAN 3181 (VG)

Price: \$725,000 Method: Sale Date: 26/07/2025

Property Type: Strata Unit/Flat

Agent Comments

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



