

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

104/87 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Prahran

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

308/87 HIGH STREET PRAHRAN VIC 3181	\$575,000	31-Dec-24
406/87 HIGH STREET PRAHRAN VIC 3181	\$595,000	05-Aug-24

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: 17 April 2025



**308/87 HIGH STREET PRAHRAN
VIC 3181**

 2  2  1

Sold Price

\$575,000

Sold Date

31-Dec-24

Distance

0km



**406/87 HIGH STREET PRAHRAN
VIC 3181**

 2  2  1

Sold Price

\$595,000

Sold Date

05-Aug-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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