

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

126/87 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

\$370,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Prahran

Period-from

01 Feb 2024

to

31 Jan 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

220/87 HIGH STREET PRAHRAN VIC 3181	\$400,000	09-Jul-24
415/87 HIGH STREET PRAHRAN VIC 3181	\$440,000	08-May-24
111/87 HIGH STREET PRAHRAN VIC 3181	\$400,000	22-Jul-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: 03 February 2025



**220/87 HIGH STREET PRAHRAN
VIC 3181**

 1  1  1

Sold Price

\$400,000

Sold Date

09-Jul-24

Distance

0km



**415/87 HIGH STREET PRAHRAN
VIC 3181**

 1  1  1

Sold Price

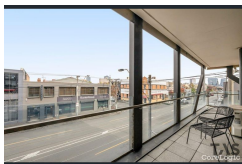
\$440,000

Sold Date

08-May-24

Distance

0km



**111/87 HIGH STREET PRAHRAN VIC
3181**

 1  1  1

Sold Price

\$400,000

Sold Date

22-Jul-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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