

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

207/201 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

\$430,000

&

\$470,000

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

43/321-323 CHAPEL STREET PRAHRAN VIC 3181	\$415,000	01-Feb-25
202/25 CLIFTON STREET PRAHRAN VIC 3181	\$490,000	30-Oct-24
304/15 CLIFTON STREET PRAHRAN VIC 3181	\$465,000	14-Feb-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: 15 April 2025



43/321-323 CHAPEL STREET PRAHRAN VIC 3181

2 1 -

Sold Price **\$415,000** Sold Date **01-Feb-25**

Distance **0.44km**



202/25 CLIFTON STREET PRAHRAN VIC 3181

2 1 -

Sold Price **\$490,000** Sold Date **30-Oct-24**

Distance **0.06km**



304/15 CLIFTON STREET PRAHRAN VIC 3181

2 1 1

Sold Price **\$465,000** Sold Date **14-Feb-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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