

## 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

208/153B HIGH STREET PRAHRAN VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$270,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Prahran

Period-from

01 May 2024

to

30 Apr 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

503/153B HIGH STREET PRAHRAN VIC 3181	\$287,500	01-May-25
106/15 CLIFTON STREET PRAHRAN VIC 3181	\$265,000	10-Feb-25
107/15 CLIFTON STREET PRAHRAN VIC 3181	\$290,000	08-Mar-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: 30 May 2025



**503/153B HIGH STREET PRAHRAN  
VIC 3181**

Sold Price

<sup>RS</sup>

**\$287,500**

Sold Date

**01-May-25**

1

1

-

Distance

**0km**



**106/15 CLIFTON STREET PRAHRAN  
VIC 3181**

Sold Price

**\$265,000**

Sold Date

**10-Feb-25**

1

1

-

Distance

**0.21km**



**107/15 CLIFTON STREET PRAHRAN  
VIC 3181**

Sold Price

**\$290,000**

Sold Date

**08-Mar-25**

1

1

-

Distance

**0.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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