

# 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

21 High Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,885,000

Property Type House

Suburb Prahran

Period - From 01/04/2025

to 30/06/2025

Source 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	Price	Date of sale
1	520 High St PRAHRAN 3181	\$1,750,000	05/03/2025
2	106 Bendigo St PRAHRAN 3181	\$1,825,000	15/03/2025
3			

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:

08/07/2025 09:39

21 High Street, Prahran Vic 3181



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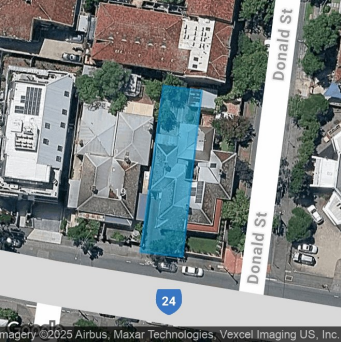
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**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

June quarter 2025: \$1,885,000



3   1   2

**Property Type:** House

Agent Comments

## Comparable Properties



**520 High St PRAHRAN 3181 (REI/VG)**

Agent Comments

4   1   2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 05/03/2025

**Property Type:** House

**Land Size:** 445 sqm approx



**106 Bendigo St PRAHRAN 3181 (REI/VG)**

Agent Comments

4   2   -

**Price:** \$1,825,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** House (Res)

**Land Size:** 250 sqm approx

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.

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



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