

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

217/153B 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

\$270,000

&

\$297,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

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

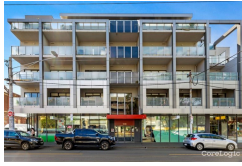
Date of sale

209/153B HIGH STREET PRAHRAN VIC 3181	\$280,000	09-Nov-24
104/15 CLIFTON STREET PRAHRAN VIC 3181	\$260,000	11-Oct-24
403/7 KING STREET PRAHRAN VIC 3181	\$310,000	27-Sep-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: 13 February 2025



**209/153B HIGH STREET PRAHRAN
VIC 3181**

Sold Price

\$280,000

Sold Date

09-Nov-24

 1

 1

 1

Distance

0km



**104/15 CLIFTON STREET PRAHRAN
VIC 3181**

Sold Price

\$260,000

Sold Date

11-Oct-24

 1

 1

 -

Distance

0.21km



**403/7 KING STREET PRAHRAN VIC
3181**

Sold Price

\$310,000

Sold Date

27-Sep-24

 1

 1

 -

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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