

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

312/87 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

9/21 IZETT STREET PRAHRAN VIC 3181	\$410,000	24-May-25
12/21 IZETT STREET PRAHRAN VIC 3181	\$415,000	18-Jun-25
607/31 GRATTAN STREET PRAHRAN VIC 3181	\$420,000	08-Aug-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: 13 October 2025



9/21 IZETT STREET PRAHRAN VIC 3181

Sold Price

\$410,000

Sold Date **24-May-25**



Distance

0.36km



12/21 IZETT STREET PRAHRAN VIC 3181

Sold Price

\$415,000

Sold Date **18-Jun-25**



Distance

0.36km



607/31 GRATTAN STREET PRAHRAN VIC 3181

Sold Price

\$420,000

Sold Date **08-Aug-25**



Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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