

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

314/153B 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jun 2024

to

31 May 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
107/15 CLIFTON STREET PRAHRAN VIC 3181	\$290,000	08-Mar-25
314/201 HIGH STREET PRAHRAN VIC 3181	\$300,000	26-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: 01 June 2025

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

Sold Price

^{RS}

\$287,500

Sold Date

01-May-25

1

1

-

Distance

0km



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

Sold Price

\$290,000

Sold Date

08-Mar-25

1

1

-

Distance

0.21km



**314/201 HIGH STREET PRAHRAN
VIC 3181**

Sold Price

\$300,000

Sold Date

26-Mar-25

1

1

-

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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