

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

37 Highbury Grove, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

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	49 Cliff St SOUTH YARRA 3141	\$1,228,888	02/07/2025
2	52 Hornby St WINDSOR 3181	\$1,262,500	19/07/2025
3	49a Williams Rd WINDSOR 3181	\$1,295,000	26/06/2025

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:

15/09/2025 15:32



Property Type: House (Previously Occupied - Detached)

Land Size: 264 sqm approx

Agent Comments

Comparable Properties



49 Cliff St SOUTH YARRA 3141 (REI/VG)



Agent Comments

Price: \$1,228,888

Method: Sold Before Auction

Date: 02/07/2025

Property Type: House (Res)

Land Size: 162 sqm approx



52 Hornby St WINDSOR 3181 (REI)



Agent Comments

Price: \$1,262,500

Method: Auction Sale

Date: 19/07/2025

Property Type: House (Res)

Land Size: 205 sqm approx



49a Williams Rd WINDSOR 3181 (REI/VG)



Agent Comments

Price: \$1,295,000

Method: Sold Before Auction

Date: 26/06/2025

Property Type: House (Res)

Land Size: 198 sqm approx