

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

401/87 High Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$749,000

Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2024

to

31/03/2025

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	2/573 High St PRAHRAN 3181	\$725,000	01/04/2025
2	73/8 Perth St PRAHRAN 3181	\$745,000	11/03/2025
3	210/38 Cunningham St SOUTH YARRA 3141	\$739,000	14/02/2025

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:

06/06/2025 14:39

Michael Tynan

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Indicative Selling Price

\$749,000

Median Unit Price

Year ending March 2025: \$522,500



2
 2
 1

Property Type: Apartment

Agent Comments

Comparable Properties

**2/573 High St PRAHRAN 3181 (REI/VG)**

Agent Comments

2
 1
 1

Price: \$725,000**Method:** Private Sale**Date:** 01/04/2025**Property Type:** Apartment**Land Size:** 74 sqm approx**73/8 Perth St PRAHRAN 3181 (REI/VG)**

Agent Comments

2
 1
 1

Price: \$745,000**Method:** Sold Before Auction**Date:** 11/03/2025**Property Type:** Apartment**210/38 Cunningham St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2
 2
 1

Price: \$739,000**Method:** Private Sale**Date:** 14/02/2025**Property Type:** Apartment

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