Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

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	Init	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

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



Date of sale



Michael Tynan 03 9520 9000 0430 163 902 mtynan@bigginscott.com.au

Indicative Selling Price \$749,000 **Median Unit Price** Year ending March 2025: \$522,500





Property Type: Apartment **Agent Comments**

Comparable Properties



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

Price: \$725,000 Method: Private Sale Date: 01/04/2025

Property Type: Apartment Land Size: 74 sqm approx **Agent Comments**



73/8 Perth St PRAHRAN 3181 (REI/VG)

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Agent Comments

Agent Comments

Price: \$745,000

Method: Sold Before Auction

Date: 11/03/2025

Property Type: Apartment



210/38 Cunningham St SOUTH YARRA 3141 (REI/VG)

Price: \$739,000 Method: Private Sale Date: 14/02/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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