

## 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

411/87 HIGH STREET PRAHRAN VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$415,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$564,000

Property type

Unit

Suburb

Prahran

Period-from

01 Dec 2024

to

30 Nov 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

312/87 HIGH STREET PRAHRAN VIC 3181	\$410,000	27-Oct-25
316/31 GRATTAN STREET PRAHRAN VIC 3181	\$415,000	17-Sep-25
203/157 FITZROY STREET ST KILDA VIC 3182	\$412,500	23-Oct-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: 04 December 2025


**312/87 HIGH STREET PRAHRAN  
VIC 3181**
 1
 1
 1

Sold Price

**\$410,000**

Sold Date

**27-Oct-25**

Distance

**0km**

**316/31 GRATTAN STREET  
PRAHRAN VIC 3181**
 1
 1
 1

Sold Price

**\$415,000**

Sold Date

**17-Sep-25**

Distance

**0.5km**

**203/157 FITZROY STREET ST  
KILDA VIC 3182**
 1
 1
 1

Sold Price

**\$412,500**

Sold Date

**23-Oct-25**

Distance

**1.23km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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