

## 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 413/87 High Street, Prahran Vic 3181  
Including suburb and postcode

#### Indicative selling price

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

Single price \$675,000

#### Median sale price

Median price \$530,000 Property Type Unit Suburb Prahran  
Period - From 01/07/2025 to 30/09/2025 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	503/2a Henry St WINDSOR 3181	\$670,000	09/10/2025
2	709/77 River St SOUTH YARRA 3141	\$700,000	05/10/2025
3	1003/8 Daly St SOUTH YARRA 3141	\$685,000	23/08/2025

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:

11/12/2025 09:53



**Property Type:** Apartment

Agent Comments

## Comparable Properties

### 503/2a Henry St WINDSOR 3181 (REI)



2



2



1

Agent Comments

**Price:** \$670,000

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** Apartment

### 709/77 River St SOUTH YARRA 3141 (REI/VG)



2



2



1

Agent Comments

**Price:** \$700,000

**Method:** Private Sale

**Date:** 05/10/2025

**Property Type:** Apartment

### 1003/8 Daly St SOUTH YARRA 3141 (REI/VG)



2



2



1

Agent Comments

**Price:** \$685,000

**Method:** Private Sale

**Date:** 23/08/2025

**Property Type:** Apartment



Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525