

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

503/153B High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$285,000 & \$300,000

Median sale price

Median price \$460,000 Property Type Unit Suburb Prahran

Period - From 01/07/2024 to 30/09/2024 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	6/36 Waterloo Cr ST KILDA 3182	\$290,000	20/12/2024
2	209/153b High St PRAHRAN 3181	\$280,000	08/11/2024
3	203/153b High St PRAHRAN 3181	\$280,000	11/09/2024

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:

13/01/2025 14:11



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$285,000 - \$300,000
Median Unit Price
September quarter 2024: \$460,000

Comparable Properties



6/36 Waterloo Cr ST KILDA 3182 (REI)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment



209/153b High St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment

203/153b High St PRAHRAN 3181 (VG)

Agent Comments



Price: \$280,000
Method: Sale
Date: 11/09/2024
Property Type: Strata Unit/Flat