

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

601 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,787,500

Property Type House

Suburb Prahran

Period - From 01/01/2025

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	11a Prentice St ST KILDA EAST 3183	\$1,400,000	20/03/2025
2	324 Inkerman St ST KILDA EAST 3183	\$1,348,000	27/02/2025
3	68 Williams Rd PRAHRAN 3181	\$1,420,000	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:

04/04/2025 12:15



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Property Type: House (Previously Occupied - Detached)

Land Size: 214 sqm approx

Agent Comments

Comparable Properties



11a Prentice St ST KILDA EAST 3183 (REI)

Agent Comments

4 1 2

Price: \$1,400,000

Method: Private Sale

Date: 20/03/2025

Property Type: House



324 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

3 2 1

Price: \$1,348,000

Method: Auction Sale

Date: 27/02/2025

Property Type: Unit



68 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$1,420,000

Method: Private Sale

Date: 14/02/2025

Property Type: House