

# 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

36 Highbury Grove, Prahran VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,500,000

&

\$3,750,000

### Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Prahran

Period - From

28/09/2024

to

27/03/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Kelvin Gr, Prahran Vic	\$4,085,000	22/02/2025
14 Lewisham Rd, Windsor Vic	\$3,640,000	26/11/2024
27 Irving Av, Prahran Vic	\$3,450,000	26/10/2024

This Statement of Information was prepared on:

28/03/2025