

# 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 506/105 High Street, 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 \$750,000 & \$770,000

### Median sale price

Median price \$531,750 Property Type Unit Suburb Prahran

Period - From 29/01/2024 to 28/01/2025 Source Property Data

### 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	502/10 Porter St PRAHRAN 3181	\$749,900	13/09/2024
2	903/82 Queens Rd MELBOURNE 3004	\$740,000	08/09/2024
3	208/601 St Kilda Rd MELBOURNE 3004	\$750,000	12/08/2024

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: 29/01/2025 17:21



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$750,000 - \$770,000

**Median Unit Price**

29/01/2024 - 28/01/2025: \$531,750

## Comparable Properties

**502/10 Porter St PRAHRAN 3181 (VG)**

Agent Comments



**Price:** \$749,900

**Method:** Sale

**Date:** 13/09/2024

**Property Type:** Strata Unit/Flat



**903/82 Queens Rd MELBOURNE 3004 (REI/VG)**

Agent Comments



**Price:** \$740,000

**Method:** Private Sale

**Date:** 08/09/2024

**Property Type:** Unit



**208/601 St Kilda Rd MELBOURNE 3004 (VG)**

Agent Comments



**Price:** \$750,000

**Method:** Sale

**Date:** 12/08/2024

**Property Type:** Subdivided Flat - Single OYO Flat

Account - Kay & Burton | P: 03 5989 1000 | F: 03 5989 0171



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