

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

2/K3 High Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$525,500

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2025

to

31/03/2026

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	214/47 Porter St PRAHRAN 3181	\$570,000	04/05/2026
2	708/32 Bray St SOUTH YARRA 3141	\$585,000	15/04/2026
3	405/28 Mount St PRAHRAN 3181	\$585,000	07/04/2026

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:

09/06/2026 10:49



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price
\$550,000

Median Unit Price

Year ending March 2026: \$525,500

2 1 1

Property Type:
Agent Comments

Comparable Properties

214/47 Porter St PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$570,000
Method: Sale
Date: 04/05/2026
Property Type: Strata Unit/Flat



708/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000
Method: Private Sale
Date: 15/04/2026
Property Type: Apartment



405/28 Mount St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$585,000
Method: Private Sale
Date: 07/04/2026
Property Type: Apartment