

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

205/525 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Prahran

Period - From 19/12/2022 to 18/12/2023 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	49/174 Peel St WINDSOR 3181	\$835,000	05/10/2023
2	202/15 Cromwell Rd SOUTH YARRA 3141	\$830,000	13/09/2023
3	203/2 Cromwell Rd SOUTH YARRA 3141	\$800,000	17/10/2023

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: 19/12/2023 15:26



 2
  -
  2

Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$780,000 - \$840,000

Median Unit Price

19/12/2022 - 18/12/2023: \$500,000

Comparable Properties



49/174 Peel St WINDSOR 3181 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$835,000

Method: Sold Before Auction

Date: 05/10/2023

Property Type: Apartment



202/15 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$830,000

Method: Private Sale

Date: 13/09/2023

Property Type: Apartment



203/2 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$800,000

Method: Sold Before Auction

Date: 17/10/2023

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140