

# 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

305/525 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 \$1,600,000 & \$1,760,000

### Median sale price

Median price \$1,697,500 Property Type House Suburb Prahran

Period - From 03/10/2022 to 02/10/2023 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	3 Wilgah St ST KILDA EAST 3183	\$1,675,000	11/05/2023
2	1/23 Wynnstay Rd PRAHRAN 3181	\$1,640,000	26/08/2023
3	202/3 Robinson St PRAHRAN 3181	\$1,600,000	20/09/2023

**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: 03/10/2023 12:49



 3   
  3   
  3

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,760,000

**Median House Price**

03/10/2022 - 02/10/2023: \$1,697,500

## Comparable Properties



**3 Wilgah St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

 3   
  1   
  1

**Price:** \$1,675,000

**Method:** Sold Before Auction

**Date:** 11/05/2023

**Property Type:** House (Res)

**Land Size:** 289 sqm approx



**1/23 Wynnstay Rd PRAHRAN 3181 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** Townhouse (Res)



**202/3 Robinson St PRAHRAN 3181 (REI)**

Agent Comments

 2   
  2   
  2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 20/09/2023

**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999