

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

313/201 HIGH STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$325,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,620,000

Property type

House

Suburb

Prahran

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

102/201 HIGH STREET PRAHRAN VIC 3181	\$350,000	05-Dec-25
105/1 MOUNT STREET PRAHRAN VIC 3181	\$350,000	30-Jan-26
606/36 WILSON STREET SOUTH YARRA VIC 3141	\$345,000	24-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 24 April 2026



**102/201 HIGH STREET PRAHRAN
VIC 3181**

Sold Price

\$350,000

Sold Date **05-Dec-25**

1 1 -

Distance

0km



**105/1 MOUNT STREET PRAHRAN
VIC 3181**

Sold Price

Sold Date **30-Jan-26**

1 1 -

Distance

0.08km



**606/36 WILSON STREET SOUTH
YARRA VIC 3141**

Sold Price

\$345,000

Sold Date **24-Feb-26**

1 1 -

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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