

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

351 High Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,680,000

Property Type

House

Suburb

Prahran

Period - From

07/05/2025

to

06/05/2026

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	5a Cromwell Rd SOUTH YARRA 3141	\$1,450,000	02/04/2026
2	2 Periwinkle Pl ARMADALE 3143	\$1,400,000	05/12/2025
3	43 Garden La SOUTH YARRA 3141	\$1,470,000	22/11/2025

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:

07/05/2026 16:03



2
 2
 1

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 130 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

07/05/2025 - 06/05/2026: \$1,680,000

Comparable Properties



5a Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

3
 2
 1

Price: \$1,450,000

Method: Private Sale

Date: 02/04/2026

Property Type: Townhouse (Single)



2 Periwinkle Pl ARMADALE 3143 (VG)

Agent Comments

3
 -
 -

Price: \$1,400,000

Method: Sale

Date: 05/12/2025

Property Type: Flat/Unit/Apartment (Res)



43 Garden La SOUTH YARRA 3141 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,470,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

Land Size: 77 sqm approx

Account - Marshall White | P: 03 9822 9999