

# 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

4 Highbury Grove, 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 \$2,900,000 & \$3,150,000

### Median sale price

Median price \$1,746,000 Property Type House Suburb Prahran

Period - From 01/07/2023 to 30/09/2023 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	21 Stuart St ARMADALE 3143	\$3,385,000	19/08/2023
2	29 Stuart St ARMADALE 3143	\$3,350,000	02/11/2023
3	13 May Rd TOORAK 3142	\$2,830,000	15/09/2023

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:

15/12/2023 10:49

4 Highbury Grove, Prahran Vic 3181



 3  2  2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 410 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,900,000 - \$3,150,000  
**Median House Price**  
September quarter 2023: \$1,746,000

## Comparable Properties



**21 Stuart St ARMADALE 3143 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$3,385,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 217 sqm approx



**29 Stuart St ARMADALE 3143 (REI)**

**Agent Comments**

 4  3  -

**Price:** \$3,350,000  
**Method:** Private Sale  
**Date:** 02/11/2023  
**Property Type:** House (Res)  
**Land Size:** 265 sqm approx



**13 May Rd TOORAK 3142 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$2,830,000  
**Method:** Private Sale  
**Date:** 15/09/2023  
**Property Type:** House

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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