

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

5/14 Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Single price \$675,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2023

to 31/12/2023

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	11/8-10 Kelvin Gr PRAHRAN 3181	\$647,500	16/12/2023
2	14/1a Irving Av PRAHRAN 3181	\$635,000	21/10/2023
3	3/3 Rae Ct PRAHRAN 3181	\$620,000	21/11/2023

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:

17/01/2024 15:36



2 1 1

Rooms: 3
Property Type: House
Agent Comments

Indicative Selling Price
\$675,000
Median Unit Price
December quarter 2023: \$550,000

Comparable Properties



11/8-10 Kelvin Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$647,500
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment



14/1a Irving Av PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$635,000
Method: Private Sale
Date: 21/10/2023
Property Type: Apartment



3/3 Rae Ct PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$620,000
Method: Sold Before Auction
Date: 21/11/2023
Property Type: Apartment

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