

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

502/105 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$525,000

Property Type Unit

Suburb Prahran

Period - From 29/05/2024

to

28/05/2025

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 | 107/5 Alma Rd ST KILDA 3182 | \$470,000 | 14/04/2025 |
| 2 | 904/7 Evergreen Mews ARMADALE 3143 | \$465,000 | 03/04/2025 |
| 3 | 908/505 St Kilda Rd MELBOURNE 3004 | \$495,000 | 11/03/2025 |

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:

29/05/2025 08:55



1
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

29/05/2024 - 28/05/2025: \$525,000

Comparable Properties



107/5 Alma Rd ST KILDA 3182 (REI)

Agent Comments

1
 1
 1

Price: \$470,000

Method: Private Sale

Date: 14/04/2025

Property Type: Apartment



904/7 Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments

1
 1
 1

Price: \$465,000

Method: Private Sale

Date: 03/04/2025

Property Type: Apartment



908/505 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1
 1
 1

Price: \$495,000

Method: Private Sale

Date: 11/03/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140