

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

67/8 Perth Street, Prahran Vic 3181

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$504,000

Property Type Unit

Suburb Prahran

Period - From 04/03/2025

to

03/03/2026

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	2/1 Fulton St ST KILDA EAST 3183	\$701,500	25/11/2025
2	15/61 High St PRAHRAN 3181	\$795,000	26/11/2025
3	8/14a Chapel St ST KILDA 3182	\$710,000	24/01/2026

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:

04/03/2026 14:25



 2
  1
  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

04/03/2025 - 03/03/2026: \$504,000

Comparable Properties



2/1 Fulton St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$701,500

Method: Auction Sale

Date: 25/11/2025

Property Type: Apartment



15/61 High St PRAHRAN 3181 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$795,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Apartment



8/14a Chapel St ST KILDA 3182 (REI)

Agent Comments

 2
  1
  1

Price: \$710,000

Method: Private Sale

Date: 24/01/2026

Property Type: Apartment

Land Size: 73 sqm approx

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455