

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

8D Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Prahran

Period - From 01/04/2025

to

31/03/2026

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	1/24 Green St WINDSOR 3181	\$1,355,000	28/02/2026
2	12/58 Wattletree Rd ARMADALE 3143	\$1,350,000	07/02/2026
3	2/20 Rockley Rd SOUTH YARRA 3141	\$1,323,000	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:

06/05/2026 16:34



3
 1
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending March 2026: \$1,650,000

Comparable Properties



1/24 Green St WINDSOR 3181 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,355,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



12/58 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

3
 1
 1

Price: \$1,350,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Townhouse (Res)



2/20 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,323,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)