

## 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

G1/105 HIGH STREET PRAHRAN VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,200

Property type

Unit

Suburb

Prahran

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

308/31 GRATTAN STREET PRAHRAN VIC 3181	\$590,000	18-Apr-24
204/16 PORTER STREET PRAHRAN VIC 3181	\$625,000	27-Feb-24
207/16 PORTER STREET PRAHRAN VIC 3181	\$676,000	23-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 03 July 2024



**308/31 GRATTAN STREET  
 PRAHRAN VIC 3181**

 2  2  1

Sold Price **\$590,000** Sold Date **18-Apr-24**

Distance **0.49km**



**204/16 PORTER STREET PRAHRAN  
 VIC 3181**

 2  2  1

Sold Price **\$625,000** Sold Date **27-Feb-24**

Distance **0.1km**



**207/16 PORTER STREET PRAHRAN  
 VIC 3181**

 2  2  1

Sold Price **\$676,000** Sold Date **23-Apr-24**

Distance **0.1km**

RS = Recent sale      UN = Undisclosed Sale

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