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	37 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 & $1,300,000

Median sale price

Median price $1,885,000 Property Type House Suburb Prahran

Period - From 01/04/2025 to 30/06/2025 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	49 Cliff St SOUTH YARRA 3141	$1,228,888	02/07/2025
2	52 Hornby St WINDSOR 3181	$1,262,500	19/07/2025
3	49a Williams Rd WINDSOR 3181	$1,295,000	26/06/2025

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: 15/09/2025 15:32

37 Highbury Grove, Prahran Vic 3181

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2 1

Property Type: House (Previously Occupied - Detached)
Land Size: 264 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2025: $1,885,000

Comparable Properties



49 Cliff St SOUTH YARRA 3141 (REI/VG)

2 1 -

Price: $1,228,888
Method: Sold Before Auction
Date: 02/07/2025
Property Type: House (Res)
Land Size: 162 sqm approx

Agent Comments



52 Hornby St WINDSOR 3181 (REI)

2 1 2

Price: $1,262,500
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments



49a Williams Rd WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,295,000
Method: Sold Before Auction
Date: 26/06/2025
Property Type: House (Res)
Land Size: 198 sqm approx

Agent Comments

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