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	12/10 Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Single price $375,000

Median sale price

Median price $505,000 Property Type Unit Suburb Prahran

Period - From 01/01/2025 to 31/12/2025 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	2/158 Williams Rd PRAHRAN 3181	$370,000	05/01/2026
2	9/20 Bailey Av ARMADALE 3143	$389,000	10/12/2025
3	7/22 Trinian St PRAHRAN 3181	$374,000	02/12/2025

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: 03/02/2026 17:33

12/10 Highbury Grove, Prahran Vic 3181

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$375,000
Median Unit Price
Year ending December 2025: $505,000

Comparable Properties



2/158 Williams Rd PRAHRAN 3181 (REI/VG)

1 1 1

Price: $370,000
Method: Private Sale
Date: 05/01/2026
Property Type: Apartment
Land Size: 597 sqm approx

Agent Comments



9/20 Bailey Av ARMADALE 3143 (REI/VG)

1 1 1

Price: $389,000
Method: Private Sale
Date: 10/12/2025
Property Type: Apartment

Agent Comments



7/22 Trinian St PRAHRAN 3181 (REI)

1 1 1

Price: $374,000
Method: Private Sale
Date: 02/12/2025
Property Type: Apartment

Agent Comments

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