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	4/605 High Street, Prahran Vic 3181

Indicative selling price

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

Range between $665,000 & $715,000

Median sale price

Median price $500,000 Property Type Unit Suburb Prahran

Period - From 20/08/2025 to 19/08/2026 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	1/11 Lansdowne Rd ST KILDA EAST 3183	$691,000	20/07/2026
2	7/31-33 Armadale St ARMADALE 3143	$720,000	27/06/2026
3	27 The Avenue WINDSOR 3181	$660,000	16/06/2026

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: 20/08/2026 13:40

4/605 High Street, Prahran Vic 3181

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$665,000 - $715,000
Median Unit Price
20/08/2025 - 19/08/2026: $500,000

Comparable Properties



1/11 Lansdowne Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $691,000
Method: Private Sale
Date: 20/07/2026
Property Type: Apartment

Agent Comments

Older Style Complex, 2 x bedroom, renovated



7/31-33 Armadale St ARMADALE 3143 (REI)

2 1 1

Price: $720,000
Method: Auction Sale
Date: 27/06/2026
Property Type: Apartment

Agent Comments

Armadale location, older style property,



27 The Avenue WINDSOR 3181 (REI/VG)

2 1 1

Price: $660,000
Method: Private Sale
Date: 16/06/2026
Property Type: Apartment

Agent Comments

Courtyard apartment, 2 x bedroom

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