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	8/10 Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Single price $330,000

Median sale price

Median price $560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 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	17/25 Williams Rd WINDSOR 3181	$320,000	30/10/2025
2	15/14 Crimea St ST KILDA 3182	$330,000	23/10/2025
3	5/58 Lansdowne Rd ST KILDA EAST 3183	$325,000	05/09/2025

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: 27/02/2026 10:36

Thomson:



1 1 0

Property Type: Apartment
Land Size: 41 sqm approx

Indicative Selling Price
$330,000
Median Unit Price
December quarter 2025: $560,000

Agent Comments

Set within a boutique block of solid brick, mid-century residences, this first-floor apartment offers the inclusion of street permit parking and outstanding lifestyle convenience in one of Prahran's best-connected pockets.

Comparable Properties



17/25 Williams Rd WINDSOR 3181 (REI/VG)

1 1 -

Price: $320,000
Method: Private Sale
Date: 30/10/2025
Property Type: Apartment

Agent Comments



15/14 Crimea St ST KILDA 3182 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment

Agent Comments



5/58 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

1 1 1

Price: $325,000
Method: Private Sale
Date: 05/09/2025
Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693

REIV THE DIFFERENCE

propertydata .com.au

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