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	8d Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Single price $1,335,000

Median sale price

Median price $1,650,000 Property Type House Suburb Prahran

Period - From 01/04/2025 to 31/03/2026 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	1/24 Green St WINDSOR 3181	$1,355,000	28/02/2026
2	12/58 Wattletree Rd ARMADALE 3143	$1,350,000	07/02/2026
3			

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: 24/06/2026 12:08

8d Highbury Grove, Prahran Vic 3181

JellisCraig



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,335,000
Median House Price
Year ending March 2026: $1,650,000

Comparable Properties



1/24 Green St WINDSOR 3181 (REI/VG)

3 1 1

Price: $1,355,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Agent Comments



12/58 Wattletree Rd ARMADALE 3143 (REI/VG)

3 1 1

Price: $1,350,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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