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	204/87 High Street, Prahran Vic 3181

Indicative selling price

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

Single price $420,000

Median sale price

Median price $540,000 Property Type Unit Suburb Prahran

Period - From 01/07/2025 to 30/06/2026 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	407/35 Simmons St SOUTH YARRA 3141	$410,000	29/06/2026
2	301/8 Princes Cl PRAHRAN 3181	$410,000	17/06/2026
3	613/31 Grattan St PRAHRAN 3181	$410,000	04/06/2026

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: 30/07/2026 09:55

204/87 High Street, Prahran Vic 3181

Alex Noutsos
0419 203 684
alex.noutsos@belleproperty.com



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000
Median Unit Price
Year ending June 2026: $540,000

Comparable Properties



407/35 Simmons St SOUTH YARRA 3141 (REI)

1 1 1

Price: $410,000
Method: Private Sale
Date: 29/06/2026
Property Type: Apartment

Agent Comments



301/8 Princes Cl PRAHRAN 3181 (REI/VG)

1 1 -

Price: $410,000
Method: Private Sale
Date: 17/06/2026
Property Type: Apartment
Land Size: 176 sqm approx

Agent Comments



613/31 Grattan St PRAHRAN 3181 (REI/VG)

1 1 1

Price: $410,000
Method: Private Sale
Date: 04/06/2026
Property Type: Apartment

Agent Comments

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