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	804/105 High Street, Prahran Vic 3181

Indicative selling price

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

Range between $750,000 & $780,000

Median sale price

Median price $584,500 Property Type Unit Suburb Prahran

Period - From 16/01/2022 to 15/01/2023 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	73/151 Fitzroy St ST KILDA 3182	$780,000	17/11/2022
2	503/77 Queens Rd MELBOURNE 3004	$760,000	06/12/2022
3	201/16 Porter St PRAHRAN 3181	$750,000	10/11/2022

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: 16/01/2023 14:57

804/105 High Street, Prahran Vic 3181

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2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$750,000 - $780,000
Median Unit Price
16/01/2022 - 15/01/2023: $584,500

Comparable Properties



73/151 Fitzroy St ST KILDA 3182 (REI)

2 1 1

Price: $780,000
Method: Sold Before Auction
Date: 17/11/2022
Property Type: Apartment

Agent Comments

Older building, same accommodation and similar size.



503/77 Queens Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $760,000
Method: Private Sale
Date: 06/12/2022
Property Type: Apartment

Agent Comments

Located within 1km, same accommodation.



201/16 Porter St PRAHRAN 3181 (REI/VG)

2 2 1

Price: $750,000
Method: Private Sale
Date: 10/11/2022
Property Type: Apartment

Agent Comments

Located within 200m. Same accommodation.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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