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	404/201 High Street, Prahran Vic 3181

Indicative selling price

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

Single price $389,000

Median sale price

Median price $505,000 Property Type Unit Suburb Prahran

Period - From 01/01/2023 to 31/12/2023 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	208/36 Porter St PRAHRAN 3181	$415,000	24/11/2023
2	1005/665 Chapel St SOUTH YARRA 3141	$400,000	06/02/2024
3	107/10 Porter St PRAHRAN 3181	$390,000	10/11/2023

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: 12/02/2024 09:32

404/201 High Street, Prahran Vic 3181

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$389,000
Median Unit Price
Year ending December 2023: $505,000

Comparable Properties



208/36 Porter St PRAHRAN 3181 (REI/VG)

1 1 1

Price: $415,000
Method: Private Sale
Date: 24/11/2023
Property Type: Apartment

Agent Comments



1005/665 Chapel St SOUTH YARRA 3141 (REI)

1 1 -

Price: $400,000
Method: Private Sale
Date: 06/02/2024
Property Type: Apartment

Agent Comments



107/10 Porter St PRAHRAN 3181 (REI/VG)

1 1 1

Price: $390,000
Method: Private Sale
Date: 10/11/2023
Property Type: Apartment

Agent Comments

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