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	117/87 High Street, Prahran Vic 3181

Indicative selling price

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

Single price $320,000

Median sale price

Median price $587,500 Property Type Unit Suburb Prahran

Period - From 01/01/2022 to 31/12/2022 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	9/54 Hotham St ST KILDA EAST 3183	$330,000	23/02/2023
2	311A/33 Inkerman St ST KILDA 3182	$329,000	21/01/2023
3	1203/50-54 Claremont St SOUTH YARRA 3141	$300,000	23/02/2023

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: 28/03/2023 17:03

117/87 High Street, Prahran Vic 3181



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$320,000
Median Unit Price
Year ending December 2022: $587,500

Comparable Properties



9/54 Hotham St ST KILDA EAST 3183 (REI/VG)

1 1 -

Price: $330,000
Method: Private Sale
Date: 23/02/2023
Property Type: Apartment

Agent Comments

Only 1.84km away, has no car park like ours.



311A/33 Inkerman St ST KILDA 3182 (REI)

1 1 1

Price: $329,000
Method: Private Sale
Date: 21/01/2023
Property Type: Apartment

Agent Comments

Only 1.54km away, Prahran a more desirable suburb.



1203/50-54 Claremont St SOUTH YARRA 3141 (REI)

1 1 -

Price: $300,000
Method: Private Sale
Date: 23/02/2023
Property Type: Apartment

Agent Comments

Only 1.69km away, our block has fewer apartments in the complex.

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

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