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	2/666 High Street, Prahran Vic 3181

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $567,000 Property Type Unit Suburb Prahran

Period - From 01/07/2023 to 30/06/2024 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	1/56 Sutherland Rd ARMADALE 3143	$785,000	13/07/2024
2	5/631 Malvern Rd TOORAK 3142	$841,000	03/08/2024
3	6 Marthas La SOUTH YARRA 3141	$910,000	03/04/2024

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: 20/09/2024 13:29

2/666 High Street, Prahran Vic 3181

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
Year ending June 2024: $567,000

Comparable Properties



1/56 Sutherland Rd ARMADALE 3143 (REI)

2 1 1

Price: $785,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Apartment

Agent Comments



5/631 Malvern Rd TOORAK 3142 (REI)

2 1 1

Price: $841,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Apartment

Agent Comments



6 Marthas La SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $910,000
Method: Sold Before Auction
Date: 03/04/2024
Property Type: Townhouse (Res)

Agent Comments

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