

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

2/14 Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$690,000

&

\$759,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Prahran

Period - From 22/11/2023

to

21/11/2024

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	1/18 Grandview Gr PRAHRAN 3181	\$755,000	19/10/2024
2	2/89a Alma Rd ST KILDA EAST 3183	\$761,257	23/08/2024
3	4/48 Mathoura Rd TOORAK 3142	\$695,000	10/07/2024

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:

22/11/2024 10:18



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$690,000 - \$759,000

Median Unit Price

22/11/2023 - 21/11/2024: \$530,000

Comparable Properties



1/18 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$755,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Unit



2/89a Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2
 1
 1

Price: \$761,257

Method: Sold Before Auction

Date: 23/08/2024

Rooms: 5

Property Type: Apartment



4/48 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

2
 1
 1

Price: \$695,000

Method: Private Sale

Date: 10/07/2024

Property Type: Unit

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