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: 1/14 Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Range between: $750,000 & $820,000

Median sale price

Median price: $530,000 Property Type: Unit Suburb: Prahran

Period - From: 27/05/2024 to: 26/05/2025 Source: Property Data

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	1/24 Grandview Gr PRAHRAN 3181	$795,000	20/03/2025
2	5/60 Lewisham Rd WINDSOR 3181	$850,050	12/03/2025
3	1/115a Williams Rd PRAHRAN 3181	$807,000	01/03/2025

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: 27/05/2025 20:59

Jellis Craig



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
27/05/2024 - 26/05/2025: $530,000

Comparable Properties

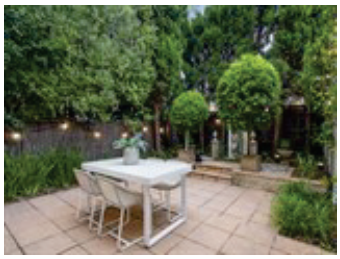


1/24 Grandview Gr PRAHRAN 3181 (REI/VG)

2 1 1

Price: $795,000
Method: Sold Before Auction
Date: 20/03/2025
Property Type: Apartment

Agent Comments



5/60 Lewisham Rd WINDSOR 3181 (REI/VG)

2 1 1

Price: $850,050
Method: Sold Before Auction
Date: 12/03/2025
Property Type: Unit

Agent Comments



1/115a Williams Rd PRAHRAN 3181 (REI/VG)

2 1 1

Price: $807,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

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