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	403/652 High Street, Prahran Vic 3181

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $480,000 Property Type Unit Suburb Prahran

Period - From 01/04/2025 to 30/06/2025 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.

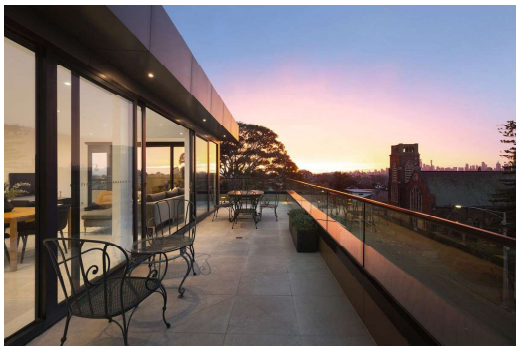
	Address of comparable property	Price	Date of sale
1	202/4 Cromwell Rd SOUTH YARRA 3141	$1,323,000	15/08/2025
2	210/960 High St ARMADALE 3143	$1,400,000	09/07/2025
3	406/356 Orrong Rd CAULFIELD NORTH 3161	$1,430,000	12/04/2025

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: 09/09/2025 17:37

403/652 High Street, Prahran Vic 3181



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Unit Price
June quarter 2025: $480,000

Comparable Properties



202/4 Cromwell Rd SOUTH YARRA 3141 (REI)

2 2 1

Price: $1,323,000
Method: Private Sale
Date: 15/08/2025
Property Type: Apartment

Agent Comments



210/960 High St ARMADALE 3143 (REI)

3 2 2

Price: $1,400,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment

Agent Comments



406/356 Orrong Rd CAULFIELD NORTH 3161 (REI/VG)

3 2 2

Price: $1,430,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Apartment
Land Size: 1308 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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