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	14/10 Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Range between $360,000 & $390,000

Median sale price

Median price $530,000 Property Type Unit Suburb Prahran

Period - From 01/07/2025 to 30/09/2025 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	5/130 Alma Rd ST KILDA EAST 3183	$385,000	04/10/2025
2	17/19a Ellesmere Rd WINDSOR 3181	$385,000	29/09/2025
3	11/23 Northcote Rd ARMADALE 3143	$385,000	15/08/2025

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: 09/10/2025 11:37

14/10 Highbury Grove, Prahran Vic 3181

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1 1 1

Property Type:
Agent Comments

Indicative Selling Price
$360,000 - $390,000
Median Unit Price
September quarter 2025: $530,000

Comparable Properties



5/130 Alma Rd ST KILDA EAST 3183 (REI)

1 1 1

Price: $385,000
Method: Private Sale
Date: 04/10/2025
Property Type: Apartment

Agent Comments



17/19a Ellesmere Rd WINDSOR 3181 (REI)

1 1 1

Price: $385,000
Method: Private Sale
Date: 29/09/2025
Property Type: Apartment

Agent Comments



11/23 Northcote Rd ARMADALE 3143 (REI/VG)

1 1 1

Price: $385,000
Method: Private Sale
Date: 15/08/2025
Property Type: Apartment

Agent Comments

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