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	220/87 High Street, Prahran Vic 3181

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $550,000 Property Type Unit Suburb Prahran

Period - From 01/04/2023 to 31/03/2024 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	1012/15 Clifton St PRAHRAN 3181	$420,000	14/05/2024
2	415/38 Cunningham St SOUTH YARRA 3141	$412,500	11/04/2024
3	302/20 Garden St SOUTH YARRA 3141	$410,000	27/05/2024

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: 08/06/2024 16:16

220/87 High Street, Prahran Vic 3181



1 | 1 | 1 secure car space plus storage cage

Property Type: Apartment
Land Size: Approximately 54 sqm approx

Agent Comments

Indicative Selling Price
$390,000 - $420,000
Median Unit Price
Year ending March 2024: $550,000

Comparable Properties



1012/15 Clifton St PRAHRAN 3181 (REI/VG)

1 | 1 | 1

Price: $420,000
Method: Private Sale
Date: 14/05/2024
Property Type: Apartment

Agent Comments



415/38 Cunningham St SOUTH YARRA 3141 (REI/VG)

1 | 1 | 1

Price: $412,500
Method: Private Sale
Date: 11/04/2024
Property Type: Apartment

Agent Comments



302/20 Garden St SOUTH YARRA 3141 (REI)

1 | 1 | 1

Price: $410,000
Method: Private Sale
Date: 27/05/2024
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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