

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

111/153B HIGH STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$275,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Prahran

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

206/153B HIGH STREET PRAHRAN VIC 3181	\$270,000	03-Jul-25
107/15 CLIFTON STREET PRAHRAN VIC 3181	\$290,000	08-Mar-25
801/32 BRAY STREET SOUTH YARRA VIC 3141	\$280,000	25-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 18 August 2025



206/153B HIGH STREET PRAHRAN VIC 3181 Sold Price **\$270,000** Sold Date **03-Jul-25**

 1  1  1

Distance **0km**



107/15 CLIFTON STREET PRAHRAN VIC 3181 Sold Price **\$290,000** Sold Date **08-Mar-25**

 1  1  1

Distance **0.21km**



801/32 BRAY STREET SOUTH YARRA VIC 3141 Sold Price **\$280,000** Sold Date **25-Jun-25**

 1  1  1

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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