

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

3/67 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,710,000 Property Type House Suburb Prahran

Period - From 01/01/2025 to 31/12/2025 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	315 Canterbury Rd ST KILDA WEST 3182	\$1,685,000	14/03/2026
2	802/6 Porter St PRAHRAN 3181	\$1,500,000	29/01/2026
3	24 Atkinson Cl WINDSOR 3181	\$1,700,000	16/12/2025

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:

18/03/2026 10:26



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending December 2025: \$1,710,000

Comparable Properties



315 Canterbury Rd ST KILDA WEST 3182 (REI)

Agent Comments

3 2 1

Price: \$1,685,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)



802/6 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment



24 Atkinson CI WINDSOR 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,700,000
Method: Private Sale
Date: 16/12/2025
Property Type: Townhouse (Res)
Land Size: 154 sqm approx

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140