

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 \$1,740,000 & \$1,910,000

Median sale price

Median price \$491,750 Property Type Unit Suburb Prahran

Period - From 01/07/2024 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	5W/481 St Kilda Rd MELBOURNE 3004	\$1,750,000	28/03/2025
2	10/391 Toorak Rd SOUTH YARRA 3141	\$1,720,000	18/03/2025
3	2803/661 Chapel St SOUTH YARRA 3141	\$1,800,000	13/03/2025

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:

04/09/2025 09:28

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Indicative Selling Price

\$1,740,000 - \$1,910,000

Median Unit Price

Year ending June 2025: \$491,750



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



5W/481 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Private Sale

Date: 28/03/2025

Property Type: Unit



10/391 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,720,000

Method: Sold Before Auction

Date: 18/03/2025

Property Type: Apartment



2803/661 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Private Sale

Date: 13/03/2025

Property Type: Apartment

Land Size: 147 sqm approx

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