

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	53 Highbury Grove, Prahran, VIC 3181
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price		or range between	\$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$ 1,715,000	Property type	House	Suburb	Prahran
Period - From	14/08/2023	to	13/08/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	1 Arkle St, Prahran Vic	\$2,100,000	05/05/2024
2	86 Hornby St, Windsor Vic	\$2,225,000	05/06/2024
3	57 Chomley St, Prahran Vic	\$2,240,000	15/06/2024

This Statement of Information was prepared on: 14/08/2024

