

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

43 Highbury Grove, Prahran, VIC 3181

Indicative selling price

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

Range between

\$1,900,000

&

\$2,090,000

Median sale price

Median price

\$1,705,000

Property Type

House

Suburb

Prahran

Period - From

04/06/2024

to

03/12/2024

Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 49 Northcote Rd, Armadale Vic	\$2,025,000	04/06/2024
2 37 Packington St, Prahran Vic	\$2,261,000	31/08/2024
3 53 Highbury Gr, Prahran Vic	\$2,405,000	26/10/2024

This Statement of Information was prepared on:

04/12/2024