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	603/87 High Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000 &	\$770,000
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Median sale price

Median price	\$522,500	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/04/2024	to	31/03/2025	s	ource	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

,	and the companion property		Date of care
1	9/63 High St PRAHRAN 3181	\$760,000	21/06/2025
2	613/163 Fitzroy St ST KILDA 3182	\$750,000	30/04/2025
3	506/105 High St PRAHRAN 3181	\$717,500	24/04/2025

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:	02/07/2025 18:05



Date of sale



Michael Tynan 03 9520 9000 0430 163 902 mtynan@bigginscott.com.au

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price Year ending March 2025: \$522,500





Property Type: Apartment Agent Comments

Comparable Properties



9/63 High St PRAHRAN 3181 (REI)

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Price: \$760,000 Method: Auction Sale

Date: 21/06/2025 Property Type: Apartment Agent Comments



613/163 Fitzroy St ST KILDA 3182 (REI/VG)

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Agent Comments

Price: \$750,000 **Method:** Private Sale **Date:** 30/04/2025

Property Type: Apartment



506/105 High St PRAHRAN 3181 (REI/VG)

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Price: \$717,500 **Method:** Private Sale **Date:** 24/04/2025

Property Type: Apartment

Agent Comments





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

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