

# 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

603/87 High Street, Prahran Vic 3181

### Indicative selling price

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

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2024

to

31/03/2025

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	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

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending March 2025: \$522,500



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**9/63 High St PRAHRAN 3181 (REI)**

Agent Comments

2 1 2

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 21/06/2025

**Property Type:** Apartment



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

Agent Comments

2 2 1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 30/04/2025

**Property Type:** Apartment



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

Agent Comments

2 2 1

**Price:** \$717,500

**Method:** Private Sale

**Date:** 24/04/2025

**Property Type:** Apartment

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