

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

62 High Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$527,500

Property Type

Unit

Suburb

Prahran

Period - From

01/08/2024

to

31/07/2025

Source

Property Data

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	6/680 Malvern Rd PRAHRAN 3181	\$649,000	24/06/2025
2	4/8 Closeburn Av PRAHRAN 3181	\$630,000	05/06/2025
3	13/4 Victoria St WINDSOR 3181	\$652,250	20/05/2025

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:

01/08/2025 13:50



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
01/08/2024 - 31/07/2025: \$527,500

Comparable Properties



6/680 Malvern Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$649,000
Method: Private Sale
Date: 24/06/2025
Property Type: Apartment



4/8 Closeburn Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$630,000
Method: Sold Before Auction
Date: 05/06/2025
Property Type: Apartment



13/4 Victoria St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$652,250
Method: Sold Before Auction
Date: 20/05/2025
Property Type: Apartment