

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

4/605 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 to 31/12/2025 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	2/17 Kelvin Gr PRAHRAN 3181	\$770,000	22/01/2026
2	3/537 Orrong Rd ARMADALE 3143	\$780,000	12/01/2026
3	15/61 High St PRAHRAN 3181	\$795,000	26/11/2025

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:

13/02/2026 11:28

James Burne
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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

December quarter 2025: \$560,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/17 Kelvin Gr PRAHRAN 3181 (REI)

Agent Comments

2 1 2

Price: \$770,000

Method: Sold Before Auction

Date: 22/01/2026

Property Type: Apartment



3/537 Orrong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 -

Price: \$780,000

Method: Private Sale

Date: 12/01/2026

Property Type: Apartment



15/61 High St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$795,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Apartment

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