

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

1/573 HIGH STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,250

Property type

Unit

Suburb

Prahran

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

5/4 RAE COURT PRAHRAN VIC 3181	\$685,000	03-Oct-25
14/27 LEWISHAM ROAD WINDSOR VIC 3181	\$700,000	02-Oct-25
2/27 LEWISHAM ROAD WINDSOR VIC 3181	\$690,000	28-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 05 January 2026



5/4 RAE COURT PRAHRAN VIC 3181

2 1 1

Sold Price **\$685,000** Sold Date **03-Oct-25**

Distance **0.56km**

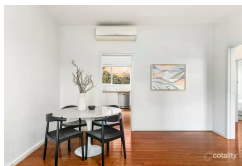


14/27 LEWISHAM ROAD WINDSOR VIC 3181

2 1 1

Sold Price **\$700,000** Sold Date **02-Oct-25**

Distance **0.8km**



2/27 LEWISHAM ROAD WINDSOR VIC 3181

2 1 1

Sold Price **\$690,000** Sold Date **28-Aug-25**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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