

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

56 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Prahran

Period - From 01/01/2025

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	5d Clara St SOUTH YARRA 3141	\$1,400,000	28/11/2025
2	4/1 York St PRAHRAN 3181	\$1,370,000	05/11/2025
3	2/11 Miller St PRAHRAN 3181	\$1,400,000	10/09/2025

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:

16/02/2026 11:22

56 High Street, Prahran Vic 3181



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending December 2025: \$1,710,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



5d Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 28/11/2025

Property Type: House (Res)



4/1 York St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,370,000

Method: Private Sale

Date: 05/11/2025

Property Type: Apartment



2/11 Miller St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 10/09/2025

Property Type: Townhouse (Single)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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