

# 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

62B 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 \$620,000 & \$680,000

### 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	17/30 Mona PI SOUTH YARRA 3141	\$645,000	22/01/2026
2	9/18 Lewisham Rd WINDSOR 3181	\$634,000	19/01/2026
3	14/43 Williams Rd PRAHRAN 3181	\$656,000	19/11/2025

**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:

02/02/2026 09:55



 2  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$620,000 - \$680,000

**Median Unit Price**

December quarter 2025: \$560,000

## Comparable Properties



**17/30 Mona PI SOUTH YARRA 3141 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$645,000

**Method:** Sold Before Auction

**Date:** 22/01/2026

**Property Type:** Apartment



**9/18 Lewisham Rd WINDSOR 3181 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$634,000

**Method:** Private Sale

**Date:** 19/01/2026

**Property Type:** Apartment



**14/43 Williams Rd PRAHRAN 3181 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$656,000

**Method:** Sold Before Auction

**Date:** 19/11/2025

**Property Type:** Apartment

**Account - Beck & Small Property Pty Ltd | P: 9592 4300**