

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

403/25 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$499,000

&

\$519,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2022

to

31/03/2023

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	5/26 Clifton St PRAHRAN 3181	\$536,000	23/03/2023
2	716/32 Bray St SOUTH YARRA 3141	\$515,000	28/02/2023
3	305/25 Clifton St PRAHRAN 3181	\$490,000	27/02/2023

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:

04/07/2023 14:03



2
 1
 1

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$499,000 - \$519,000

Median Unit Price

Year ending March 2023: \$570,000

Comparable Properties



5/26 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$536,000

Method: Private Sale

Date: 23/03/2023

Property Type: Apartment



716/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 1
 1

Price: \$515,000

Method: Private Sale

Date: 28/02/2023

Property Type: Apartment



305/25 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$490,000

Method: Private Sale

Date: 27/02/2023

Property Type: Apartment