

# 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

20/43 Grandview Grove, 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

\$400,000

&

\$440,000

### Median sale price

Median price

\$530,875

Property Type

Unit

Suburb

Prahran

Period - From

30/01/2024

to

29/01/2025

Source

Property Data

### 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	11/378 Dandenong Rd CAULFIELD NORTH 3161	\$425,000	14/12/2024
2	8/20 Shirley Gr ST KILDA EAST 3183	\$440,000	18/11/2024
3	209/16 Porter St PRAHRAN 3181	\$425,000	14/11/2024

**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:

30/01/2025 16:01



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**11/378 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$425,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** Apartment



**8/20 Shirley Gr ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 18/11/2024

**Property Type:** Apartment



**209/16 Porter St PRAHRAN 3181 (VG)**

Agent Comments



**Price:** \$425,000

**Method:** Sale

**Date:** 14/11/2024

**Property Type:** Strata Unit/Flat

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