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	210/120 Greville Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$380,000	&	\$418,000
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Median sale price

Median price	\$557,750	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	112/31 Grattan St PRAHRAN 3181	\$390,000	05/02/2025
2	207/8 Garden St SOUTH YARRA 3141	\$410,000	21/01/2025
3	309/9 Commercial Rd MELBOURNE 3004	\$401,500	21/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/02/2025 10:53





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Indicative Selling Price \$380,000 - \$418,000 **Median Unit Price** December quarter 2024: \$557,750



Property Type: Apartment **Agent Comments**

Comparable Properties



112/31 Grattan St PRAHRAN 3181 (REI)

Price: \$390,000 Method: Private Sale Date: 05/02/2025

Property Type: Apartment

Agent Comments



207/8 Garden St SOUTH YARRA 3141 (REI)

Agent Comments

Price: \$410,000 Method: Private Sale Date: 21/01/2025

Property Type: Apartment



309/9 Commercial Rd MELBOURNE 3004 (REI/VG)

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

Victoria.

Price: \$401,500 Method: Private Sale Date: 21/12/2024

Property Type: Apartment

Agent Comments





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