

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

305/25 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$490,000

&

\$530,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Prahran

Period - From

08/02/2022

to

07/02/2023

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.

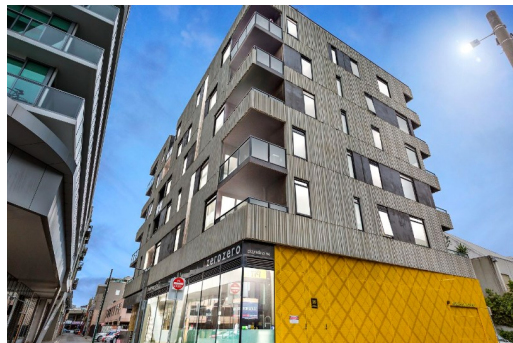
	Address of comparable property	Price	Date of sale
1	19/10 Clifton St PRAHRAN 3181	\$550,000	23/08/2022
2	111/229 Toorak Rd SOUTH YARRA 3141	\$536,000	03/02/2023
3	3/26 Clifton St PRAHRAN 3181	\$498,000	31/08/2022

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:

08/02/2023 11:57



2
 1
 1

Property Type: Strata Unit/Flat

Land Size: 58 sqm approx

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

08/02/2022 - 07/02/2023: \$585,000

Comparable Properties



19/10 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$550,000

Method: Sold Before Auction

Date: 23/08/2022

Property Type: Apartment



111/229 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 1

Price: \$536,000

Method: Private Sale

Date: 03/02/2023

Property Type: Apartment



3/26 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$498,000

Method: Private Sale

Date: 31/08/2022

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951