## 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	5/5 Clifton Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

### Median sale price

Median price	\$530,000	Pro	perty Type Ur	nit		Suburb	Prahran
Period - From	12/02/2024	to	11/02/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	205/181 Fitzroy St ST KILDA 3182	\$750,000	04/02/2025
2	304/582 St Kilda Rd MELBOURNE 3004	\$780,000	19/11/2024
3	203/8 James St WINDSOR 3181	\$806,000	14/10/2024

#### 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:	12/02/2025 15:29
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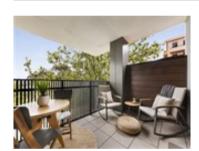


Property Type: Strata Unit/Flat

**Agent Comments** 

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price 12/02/2024 - 11/02/2025: \$530,000

# Comparable Properties



205/181 Fitzroy St ST KILDA 3182 (REI)

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2





**a** 

**Agent Comments** 

**Price:** \$750,000 **Method:** Private Sale **Date:** 04/02/2025

Property Type: Apartment



304/582 St Kilda Rd MELBOURNE 3004 (REI/VG)

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2







**\** 1

**Agent Comments** 

Price: \$780,000 Method: Private Sale Date: 19/11/2024

Property Type: Apartment



203/8 James St WINDSOR 3181 (REI/VG)

2





1

Agent Comments

Price: \$806,000 Method: Private Sale Date: 14/10/2024 Property Type: Unit

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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