Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	309/31 Grattan Street, Prahran Vic 3181
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$575,000	&	\$615,000
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Median sale price

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

Address of comparable property		Price	Date of sale
1	510/31 Grattan St PRAHRAN 3181	\$635,000	20/10/2024
2	403/27 Macquarie St PRAHRAN 3181	\$680,000	18/10/2024
3	406/85-87 High St PRAHRAN 3181	\$595,000	05/08/2024

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:	28/01/2025 12:07













Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price \$575,000 - \$615,000 **Median Unit Price** December quarter 2024: \$557,750

Comparable Properties



510/31 Grattan St PRAHRAN 3181 (REI/VG)





Agent Comments

Price: \$635,000 Method: Private Sale Date: 20/10/2024

Property Type: Apartment



403/27 Macquarie St PRAHRAN 3181 (REI/VG)

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Price: \$680,000 Method: Private Sale Date: 18/10/2024

Property Type: Apartment

Agent Comments



406/85-87 High St PRAHRAN 3181 (REI)





Agent Comments

Price: \$595,000 Method: Private Sale Date: 05/08/2024

Property Type: Apartment

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





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