

# 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 309/31 Grattan Street, 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 \$575,000 & \$615,000

### Median sale price

Median price \$557,750 Property Type Unit 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	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 comparable properties 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



 2  
  2  
  1

**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

 2  
  2  
  1

**Price:** \$635,000

**Method:** Private Sale

**Date:** 20/10/2024

**Property Type:** Apartment



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

Agent Comments

 2  
  2  
  1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 18/10/2024

**Property Type:** Apartment



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

Agent Comments

 2  
  2  
  1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 05/08/2024

**Property Type:** Apartment

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