

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 9/108 Greville Street, Prahran

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$615,000

Property type Unit

Suburb Prahran

Period - From 01/10/2022

to

31/12/2022

Source REIV

Comparable property sales

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
6/15 Rockley Road, South Yarra	\$750,000	24/03/2023
23/19 Robe Street, St Kilda	\$745,000	06/12/2023
56/431 St Kilda Road, Melbourne	\$725,000	20/10/2023

This Statement of Information was prepared on: 01/04/2023