

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

107/15 CLIFTON STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Prahran

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

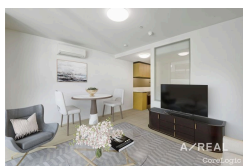
Date of sale

219/15 CLIFTON STREET PRAHRAN VIC 3181	\$365,000	21-Dec-24
306/15 CLIFTON STREET PRAHRAN VIC 3181	\$302,000	13-Dec-24
207/31 GRATTAN STREET PRAHRAN VIC 3181	\$395,000	27-Dec-24

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 6 months.~~

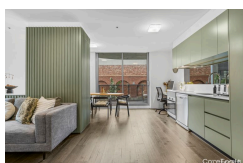
This Statement of Information was prepared on: 05 February 2025



219/15 CLIFTON STREET PRAHRAN VIC 3181 Sold Price ^{RS} **\$365,000** Sold Date **21-Dec-24**

1 1 -

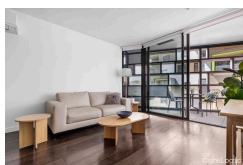
Distance **0km**



306/15 CLIFTON STREET PRAHRAN VIC 3181 Sold Price ^{RS} **\$302,000** Sold Date **13-Dec-24**

1 1 -

Distance **0km**



207/31 GRATTAN STREET PRAHRAN VIC 3181 Sold Price **\$395,000** Sold Date **27-Dec-24**

1 1 -

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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