

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

22a/10 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$400,000 & \$440,000

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	101/25 Gertrude St WINDSOR 3181	\$430,000	20/12/2024
2	5/21 Izett St PRAHRAN 3181	\$432,000	18/09/2024
3	108/36 Porter St PRAHRAN 3181	\$420,000	13/08/2024

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: 17/01/2025 14:30



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2024: \$557,750

Comparable Properties



101/25 Gertrude St WINDSOR 3181 (REI)

Agent Comments

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Price: \$430,000

Method: Private Sale

Date: 20/12/2024

Property Type: Apartment



5/21 Izett St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$432,000

Method: Sold Before Auction

Date: 18/09/2024

Property Type: Apartment



108/36 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

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 1

Price: \$420,000

Method: Private Sale

Date: 13/08/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525