Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	22a/10 Clifton Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$400,000	&	\$440,000
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Median sale price

Median price	\$557,750	Pro	perty 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

Auc	areas or comparable property	1 1100	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



Date of sale



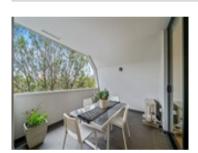




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** December quarter 2024: \$557,750

Comparable Properties



101/25 Gertrude St WINDSOR 3181 (REI)

Price: \$430,000 Method: Private Sale Date: 20/12/2024

Property Type: Apartment

Agent Comments



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







Agent Comments

Price: \$432,000

Method: Sold Before Auction

Date: 18/09/2024

Property Type: Apartment

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



Price: \$420,000 Method: Private Sale Date: 13/08/2024

Property Type: Apartment

Agent Comments

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



