

# 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

1002/15 Clifton 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 \$450,000 & \$490,000

### Median sale price

Median price \$518,000 Property Type Unit Suburb Prahran

Period - From 15/02/2023 to 14/02/2024 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	2/26 Clifton St PRAHRAN 3181	\$480,000	20/11/2023
2	405/25 Clifton St PRAHRAN 3181	\$480,000	02/02/2024
3	802/15 Clifton St PRAHRAN 3181	\$475,000	29/08/2023

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: 15/02/2024 17:16



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$490,000

**Median Unit Price**

15/02/2023 - 14/02/2024: \$518,000

## Comparable Properties



**2/26 Clifton St PRAHRAN 3181 (REI/VG)**

Agent Comments

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**Price:** \$480,000

**Method:** Private Sale

**Date:** 20/11/2023

**Property Type:** Apartment



**405/25 Clifton St PRAHRAN 3181 (REI)**

Agent Comments

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**Price:** \$480,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** Apartment



**802/15 Clifton St PRAHRAN 3181 (REI/VG)**

Agent Comments

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**Price:** \$475,000

**Method:** Private Sale

**Date:** 29/08/2023

**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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