

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

220/15 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Prahran

Period-from

01 Apr 2024

to

31 Mar 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

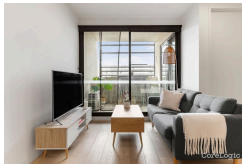
Date of sale

306/242 HIGH STREET WINDSOR VIC 3181	\$395,000	11-Mar-25
20/21 IZETT STREET PRAHRAN VIC 3181	\$415,000	18-Jan-25
23/21 IZETT STREET PRAHRAN VIC 3181	\$415,000	29-Nov-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: 01 April 2025



**306/242 HIGH STREET WINDSOR
VIC 3181**

Sold Price

^{RS}

\$395,000

Sold Date

11-Mar-25

1

1

-

Distance

0.15km



**20/21 IZETT STREET PRAHRAN VIC
3181**

Sold Price

\$415,000

Sold Date

18-Jan-25

1

1

1

Distance

0.43km



**23/21 IZETT STREET PRAHRAN VIC
3181**

Sold Price

Sold Date

29-Nov-24

1

1

1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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