

# 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

84/108 Greville Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$1,045,000

### 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	44/100 Commercial Rd SOUTH YARRA 3141	\$902,000	28/02/2025
2	3/52 Pasley St SOUTH YARRA 3141	\$1,065,000	07/12/2024
3	13/300 High St WINDSOR 3181	\$1,100,000	31/10/2024

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:

13/03/2025 09:09



3   
 1   
 2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median Unit Price**

December quarter 2024: \$557,750

## Comparable Properties



**44/100 Commercial Rd SOUTH YARRA 3141 (REI)**

3   
 2   
 3

**Price:** \$902,000

**Method:** Private Sale

**Date:** 28/02/2025

**Property Type:** Apartment

**Land Size:** 176 sqm approx

**Agent Comments**

0.68 km from subject property, 3 x bed, 2 x bath, 3 x car, top floor apartment, main road address



**3/52 Pasley St SOUTH YARRA 3141 (REI)**

3   
 1   
 1

**Price:** \$1,065,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** Apartment

**Land Size:** 107 sqm approx

**Agent Comments**

South Yarra address, 3 x bed, 1 x bath, 1 x car, smaller older complex



**13/300 High St WINDSOR 3181 (VG)**

3   
 -   
 -

**Price:** \$1,100,000

**Method:** Sale

**Date:** 31/10/2024

**Property Type:** Strata Unit/Flat

**Agent Comments**

Windsor address, main road address, 0.72km from subject property

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140