Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	202/31 Grattan 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 \$630,000	&	\$670,000
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Median sale price

Median price	\$530,875	Pro	perty Type Ur	nit		Suburb	Prahran
Period - From	01/01/2024	to	31/12/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	609/480 St Kilda Rd MELBOURNE 3004	\$630,000	10/02/2025
2	1804/229 Toorak Rd SOUTH YARRA 3141	\$660,000	16/12/2024
3	16/145 Fitzroy St ST KILDA 3182	\$652,500	14/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/02/2025 11:50





Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$630,000 - \$670,000 **Median Unit Price** Year ending December 2024: \$530,875



Property Type: Apartment **Agent Comments**

Comparable Properties



609/480 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

Price: \$630,000 Method: Private Sale Date: 10/02/2025

Property Type: Apartment



1804/229 Toorak Rd SOUTH YARRA 3141 (VG)

2

Price: \$660,000 Method: Sale Date: 16/12/2024

Property Type: Strata Unit/Flat

Agent Comments



16/145 Fitzroy St ST KILDA 3182 (REI)

Price: \$652,500 Method: Auction Sale Date: 14/12/2024

Property Type: Apartment

Agent Comments

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





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