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	217/15 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 \$360,000	&	\$380,000
-------------------------	---	-----------

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

Add	dress of comparable property	Price	Date of sale
1	12/17-23 Mona PI SOUTH YARRA 3141	\$375,000	14/12/2024
2	403/129 Fitzroy St ST KILDA 3182	\$360,000	06/12/2024
3	5/10 Wilgah St ST KILDA EAST 3183	\$380,000	29/11/2024

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:	07/02/2025 11:17
--	------------------









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$360,000 - \$380,000 Median Unit Price December quarter 2024: \$557,750

Comparable Properties



12/17-23 Mona PI SOUTH YARRA 3141 (REI)

÷

á

6

Price: \$375,000 Method: Private Sale Date: 14/12/2024 Property Type: Unit **Agent Comments**



403/129 Fitzroy St ST KILDA 3182 (VG)

1

Price: \$360,000 Method: Sale

:

Date: 06/12/2024 **Property Type:** Subdivided Flat - Single OYO Flat

Agent Comments



5/10 Wilgah St ST KILDA EAST 3183 (REI/VG)

1

_

à 1

Price: \$380,000 Method: Private Sale Date: 29/11/2024

Property Type: Apartment Land Size: 43 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.