

# 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

817/31 Grattan 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)

Single price

\$465,000

### Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2023

to

30/09/2024

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	8/4 The Avenue WINDSOR 3181	\$461,000	25/10/2024
2	404/5 Evergreen Mews ARMADALE 3143	\$467,500	09/10/2024
3	207/220 Commercial Rd PRAHRAN 3181	\$472,000	26/09/2024

**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:

19/11/2024 16:50

Michel Swainson  
03 9509 0411  
0447 612 166

michel.swainson@belleproperty.com

**Indicative Selling Price**  
\$465,000

**Median Unit Price**

Year ending September 2024: \$522,500



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**8/4 The Avenue WINDSOR 3181 (REI)**

[Agent Comments](#)



**Price:** \$461,000

**Method:** Auction Sale

**Date:** 25/10/2024

**Property Type:** Unit



**404/5 Evergreen Mews ARMADALE 3143 (REI/VG)**

[Agent Comments](#)



**Price:** \$467,500

**Method:** Private Sale

**Date:** 09/10/2024

**Property Type:** Apartment



**207/220 Commercial Rd PRAHRAN 3181 (REI/VG)**

[Agent Comments](#)



**Price:** \$472,000

**Method:** Private Sale

**Date:** 26/09/2024

**Property Type:** Apartment

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