

# 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

8/15 Kelvin Grove, Prahran Vic 3181

### Indicative selling price

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

Range between \$600,000 & \$660,000

### Median sale price

Median price \$530,875 Property Type Unit Suburb Prahran

Period - From 01/01/2024 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	5/56 Sutherland Rd ARMADALE 3143	\$655,500	07/12/2024
2	15/8-10 Kelvin Gr PRAHRAN 3181	\$605,000	27/11/2024
3	5/8 Closeburn Av PRAHRAN 3181	\$630,000	08/11/2024

**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:

22/01/2025 13:09



2   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/56 Sutherland Rd ARMADALE 3143 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$655,500

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** Apartment

**Land Size:** 76 sqm approx



**15/8-10 Kelvin Gr PRAHRAN 3181 (REI)**

Agent Comments

2   1   1

**Price:** \$605,000

**Method:** Private Sale

**Date:** 27/11/2024

**Property Type:** Apartment



**5/8 Closeburn Av PRAHRAN 3181 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 08/11/2024

**Property Type:** Apartment