

# 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

112/31 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)

Range between \$375,000 & \$400,000

### Median sale price

Median price \$460,000 Property Type Unit Suburb Prahran

Period - From 01/07/2024 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	4/28 Mathoura Rd TOORAK 3142	\$391,000	19/10/2024
2	2/19-23 Izett St PRAHRAN 3181	\$396,000	18/09/2024
3	209/201 High St PRAHRAN 3181	\$400,000	02/09/2024

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:

04/11/2024 10:05



**Property Type:** Land

Agent Comments

## Comparable Properties



**4/28 Mathoura Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$391,000

**Method:** Auction Sale

**Date:** 19/10/2024

**Property Type:** Apartment



**2/19-23 Izett St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$396,000

**Method:** Private Sale

**Date:** 18/09/2024

**Property Type:** Unit



**209/201 High St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** Apartment

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