

# 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

11/35a Grandview 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

\$355,000

&

\$390,000

### Median sale price

Median price

\$557,750

Property 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	Price	Date of sale
1	6/6 Karbarook Av PRAHRAN 3181	\$395,000	03/03/2025
2	13/13 Howitt St SOUTH YARRA 3141	\$360,000	25/02/2025
3	14/48 Cromwell Rd SOUTH YARRA 3141	\$364,000	22/02/2025

**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:

01/04/2025 10:31



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**Indicative Selling Price**

\$355,000 - \$390,000

**Median Unit Price**

December quarter 2024: \$557,750



1 1 0

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**6/6 Karbarook Av PRAHRAN 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$395,000

**Method:** Private Sale

**Date:** 03/03/2025

**Property Type:** Apartment



**13/13 Howitt St SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 1 1

**Price:** \$360,000

**Method:** Private Sale

**Date:** 25/02/2025

**Property Type:** Apartment



**14/48 Cromwell Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 1 -

**Price:** \$364,000

**Method:** Private Sale

**Date:** 22/02/2025

**Property Type:** Apartment

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



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