

# 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

118/31 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 \$680,000 & \$740,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb Prahran

Period - From 05/03/2024 to 04/03/2025 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

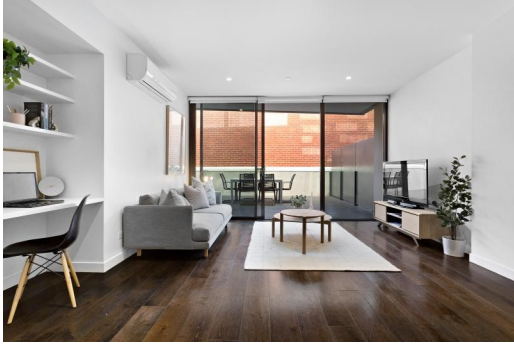
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	210/38 Cunningham St SOUTH YARRA 3141	\$739,000	14/02/2025
2	810/681 Chapel St SOUTH YARRA 3141	\$740,000	16/10/2024
3	3/43 Wilson St SOUTH YARRA 3141	\$728,000	07/10/2024

**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: 05/03/2025 11:29



2   2   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$680,000 - \$740,000

**Median Unit Price**

05/03/2024 - 04/03/2025: \$530,000

## Comparable Properties



**210/38 Cunningham St SOUTH YARRA 3141 (REI)**

Agent Comments

2   2   1

**Price:** \$739,000

**Method:** Private Sale

**Date:** 14/02/2025

**Property Type:** Apartment



**810/681 Chapel St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$740,000

**Method:** Private Sale

**Date:** 16/10/2024

**Property Type:** Apartment



**3/43 Wilson St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$728,000

**Method:** Private Sale

**Date:** 07/10/2024

**Property Type:** Apartment

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