

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

26/108 Greville Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000 & \$875,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Prahran

Period - From 01/10/2022 to 31/12/2022 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	504/82 Queens Rd MELBOURNE 3004	\$858,000	08/12/2022
2	10/126 Alma Rd ST KILDA EAST 3183	\$865,000	13/01/2023
3	303D/8 Blanche St ST KILDA 3182	\$879,000	17/10/2022

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:

02/02/2023 17:55



3 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



504/82 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 1

Price: \$858,000

Method: Auction Sale

Date: 08/12/2022

Property Type: Apartment



10/126 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$865,000

Method: Private Sale

Date: 13/01/2023

Property Type: Apartment



303D/8 Blanche St ST KILDA 3182 (REI/VG)

Agent Comments

3 2 1

Price: \$879,000

Method: Sold Before Auction

Date: 17/10/2022

Property Type: Apartment