

## 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

103/25 CLIFTON STREET PRAHRAN VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Prahran

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 304/15 CLIFTON STREET PRAHRAN VIC 3181     | \$465,000 | 14-Feb-25 |
| 1104/1-3 CLARA STREET SOUTH YARRA VIC 3141 | \$450,000 | 10-Jan-25 |
| 212/74 QUEENS ROAD MELBOURNE VIC 3004      | \$468,000 | 20-Jan-25 |

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 6 months.~~

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**304/15 CLIFTON STREET  
PRAHRAN VIC 3181**

 2  1  1

Sold Price **\$465,000** Sold Date **14-Feb-25**

Distance **0.06km**



**1104/1-3 CLARA STREET SOUTH  
YARRA VIC 3141**

 2  1  1

Sold Price **\$450,000** Sold Date **10-Jan-25**

Distance **0.99km**



**212/74 QUEENS ROAD  
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$468,000** Sold Date **20-Jan-25**

Distance **1.37km**

RS = Recent sale      UN = Undisclosed Sale

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