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.vi	c.gov.au	/underquoting
--	---------	---------	---------	-------	-----------------	----------	---------------

Single price \$349,000

Median sale price

Median price	\$522,500	Pro	operty Type Uni	t		Suburb	Prahran
Period - From	01/04/2024	to	31/03/2025	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	26/250 Dandenong Rd ST KILDA EAST 3183	\$300,000	05/06/2025
2	206/227 Toorak Rd SOUTH YARRA 3141	\$350,000	03/06/2025
3	14/25 Williams Rd WINDSOR 3181	\$330,000	30/05/2025

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:

28/06/2025 15:57



11/35a Grandview Grove, Prahran Vic 3181





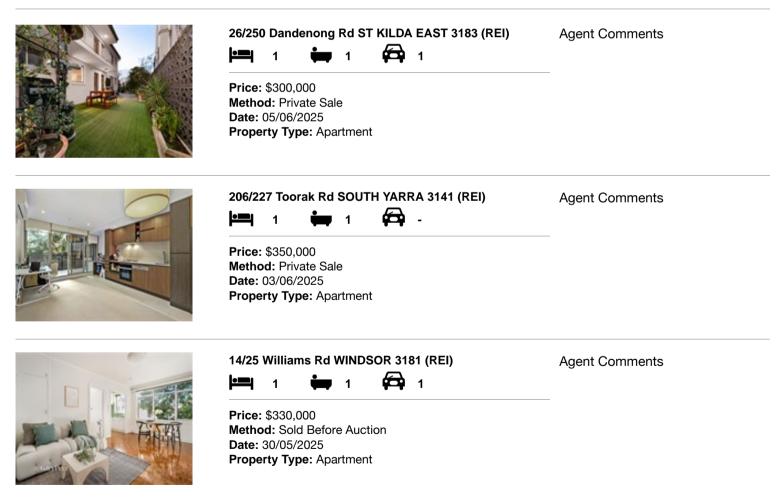


Property Type: Apartment Agent Comments

Isabella Maxwell 03 9509 0411 0415 531 814 isabella.maxwell@belleproperty.com

> Indicative Selling Price \$349,000 Median Unit Price Year ending March 2025: \$522,500

Comparable Properties



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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.