

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

127/15 CLIFTON STREET PRAHRAN VIC 3181

Indicative selling price

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

Single Price

or range
between

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

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

314/201 HIGH STREET PRAHRAN VIC 3181	\$300,000	26-Mar-25
413/201 HIGH STREET PRAHRAN VIC 3181	\$300,000	21-Mar-25
823/32 BRAY STREET SOUTH YARRA VIC 3141	\$290,000	05-Feb-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.~~

This Statement of Information was prepared on: 23 May 2025



314/201 HIGH STREET PRAHRAN VIC 3181

1 1 -

Sold Price

\$300,000

Sold Date

26-Mar-25

Distance

0km



413/201 HIGH STREET PRAHRAN VIC 3181

1 1 -

Sold Price

Sold Date

21-Mar-25

Distance

0km



823/32 BRAY STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price

\$290,000

Sold Date

05-Feb-25

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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