

# 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

14/15 Kelvin Grove, 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 \$520,000

&

\$570,000

### Median sale price

Median price \$530,875

Property Type Unit

Suburb Prahran

Period - From 01/01/2024

to 31/12/2024

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	9/21 Irving Av PRAHRAN 3181	\$525,000	22/02/2025
2	5/61 Kooyong Rd ARMADALE 3143	\$540,000	20/02/2025
3	4/7 Wattletree Rd ARMADALE 3143	\$535,000	07/02/2025

**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:

11/03/2025 09:55

14/15 Kelvin Grove, Prahran Vic 3181



Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$520,000 - \$570,000

**Median Unit Price**

Year ending December 2024: \$530,875



**Rooms:** 4

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**9/21 Irving Av PRAHRAN 3181 (REI)**

**Agent Comments**



**Price:** \$525,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** Unit



**5/61 Kooyong Rd ARMADALE 3143 (REI)**

**Agent Comments**



**Price:** \$540,000

**Method:** Sold Before Auction

**Date:** 20/02/2025

**Property Type:** Apartment



**4/7 Wattletree Rd ARMADALE 3143 (VG)**

**Agent Comments**



**Price:** \$535,000

**Method:** Sale

**Date:** 07/02/2025

**Property Type:** Strata Unit/Flat

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



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