

# 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

2/43 Grandview 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 \$680,000 & \$720,000

### Median sale price

Median price \$510,000 Property Type Unit Suburb Prahran

Period - From 01/01/2025 to 31/03/2025 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	2/521 Orrong Rd ARMADALE 3143	\$680,000	11/06/2025
2	10/10 Cromwell Rd SOUTH YARRA 3141	\$690,000	24/05/2025
3	1/637 Malvern Rd TOORAK 3142	\$715,000	19/05/2025

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:

13/06/2025 15:33



**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/521 Orrong Rd ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$680,000

**Method:** Private Sale

**Date:** 11/06/2025

**Property Type:** Apartment



**10/10 Cromwell Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$690,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** Apartment



**1/637 Malvern Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$715,000

**Method:** Private Sale

**Date:** 19/05/2025

**Property Type:** Unit