

# 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

20/161 Greville 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)

Single price

\$560,000

### Median sale price

Median price

\$491,750

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2024

to

30/06/2025

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	6/7 Davidson St SOUTH YARRA 3141	\$547,500	09/07/2025
2	9/8 The Avenue WINDSOR 3181	\$550,000	22/04/2025
3	8/27 Charnwood Rd ST KILDA 3182	\$567,000	15/02/2025

**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:

15/07/2025 16:28

Michael Tynan

03 9520 9000

0430 163 902

mtynan@bigginScott.com.au

**Indicative Selling Price**

\$560,000

**Median Unit Price**

Year ending June 2025: \$491,750



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/7 Davidson St SOUTH YARRA 3141 (REI)**

Agent Comments

1 1 1

**Price:** \$547,500

**Method:** Private Sale

**Date:** 09/07/2025

**Property Type:** Apartment



**9/8 The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 22/04/2025

**Property Type:** Apartment



**8/27 Charnwood Rd ST KILDA 3182 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$567,000

**Method:** Private Sale

**Date:** 15/02/2025

**Property Type:** Apartment

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140