

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

20/43 Grandview Grove, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$429,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Prahran

Period - From 24/02/2024

to

23/02/2025

Source Property Data

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	407/12 Yarra St SOUTH YARRA 3141	\$420,000	03/12/2024
2	12/9 The Avenue WINDSOR 3181	\$445,000	28/11/2024
3	803/1 Clara St SOUTH YARRA 3141	\$440,000	28/11/2024

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:

24/02/2025 09:34

James Annett

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Indicative Selling Price

\$429,000

Median Unit Price

24/02/2024 - 23/02/2025: \$530,000


 1
  1
  1
Property Type: Apartment

Agent Comments

Comparable Properties

**407/12 Yarra St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 1
  1
  1
Price: \$420,000**Method:** Private Sale**Date:** 03/12/2024**Property Type:** Apartment**12/9 The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments

 1
  1
  1
Price: \$445,000**Method:** Private Sale**Date:** 28/11/2024**Property Type:** Apartment**803/1 Clara St SOUTH YARRA 3141 (REI)**

Agent Comments

 1
  1
  1
Price: \$440,000**Method:** Private Sale**Date:** 28/11/2024**Rooms:** 2**Property Type:** Apartment

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