

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

202/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$557,750

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2024

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	609/15 Clifton St PRAHRAN 3181	\$605,000	03/03/2025
2	309/31 Grattan St PRAHRAN 3181	\$585,000	24/02/2025
3	423/8 Daly St SOUTH YARRA 3141	\$602,500	13/12/2024

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:

21/03/2025 14:06



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price
\$599,000

Median Unit Price
December quarter 2024: \$557,750



2 2 1

Property Type: Apartment
Agent Comments

Comparable Properties



609/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$605,000
Method: Private Sale
Date: 03/03/2025
Property Type: Apartment



309/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$585,000
Method: Private Sale
Date: 24/02/2025
Property Type: Apartment



423/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$602,500
Method: Private Sale
Date: 13/12/2024
Property Type: Apartment

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



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