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	210/120 Greville Street, Prahran Vic 3181
Including suburb and	, and the second
postcode	

Indicative selling price

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

Range between \$365,000 & \$399,000	Range between	\$365,000	&	\$399,000
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Median sale price

Median price	\$510,000	Pro	perty Type Ur	it		Suburb	Prahran
Period - From	01/01/2025	to	31/03/2025	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	406/2a Henry St WINDSOR 3181	\$377,000	02/04/2025
2	306/1 Clara St SOUTH YARRA 3141	\$380,000	28/03/2025
3	10/21 Izett St PRAHRAN 3181	\$390,000	21/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/05/2025 10:21
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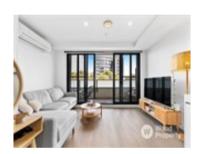
> **Indicative Selling Price** \$365,000 - \$399,000 **Median Unit Price** March quarter 2025: \$510,000





Property Type: Apartment **Agent Comments**

Comparable Properties



406/2a Henry St WINDSOR 3181 (REI)

Price: \$377,000 Method: Private Sale Date: 02/04/2025

Property Type: Apartment

Agent Comments



306/1 Clara St SOUTH YARRA 3141 (REI)



Price: \$380,000 Method: Private Sale Date: 28/03/2025

Property Type: Apartment

Agent Comments



10/21 Izett St PRAHRAN 3181 (VG)

Price: \$390,000 Method: Sale Date: 21/03/2025

Property Type: Strata Unit/Flat

Agent Comments

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



