

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

217/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$360,000

&

\$380,000

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	12/17-23 Mona PI SOUTH YARRA 3141	\$375,000	14/12/2024
2	403/129 Fitzroy St ST KILDA 3182	\$360,000	06/12/2024
3	5/10 Wilgah St ST KILDA EAST 3183	\$380,000	29/11/2024

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:

07/02/2025 11:17



1 bed 1 bath 1 car

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$360,000 - \$380,000
Median Unit Price
December quarter 2024: \$557,750

Comparable Properties



12/17-23 Mona PI SOUTH YARRA 3141 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$375,000
Method: Private Sale
Date: 14/12/2024
Property Type: Unit



403/129 Fitzroy St ST KILDA 3182 (VG)

Agent Comments

1 bed - bath - car -

Price: \$360,000
Method: Sale
Date: 06/12/2024
Property Type: Subdivided Flat - Single OYO Flat



5/10 Wilgah St ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$380,000
Method: Private Sale
Date: 29/11/2024
Property Type: Apartment
Land Size: 43 sqm approx

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