

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

219/15 CLIFTON STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Prahran

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

121/15 CLIFTON STREET PRAHRAN VIC 3181	\$365,000	01-Oct-24
426/15 CLIFTON STREET PRAHRAN VIC 3181	\$380,000	25-Jul-24
2/21 IZETT STREET PRAHRAN VIC 3181	\$396,000	19-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 04 December 2024



121/15 CLIFTON STREET PRAHRAN VIC 3181

Sold Price

\$365,000

Sold Date

01-Oct-24



1



1



1

Distance

0km



426/15 CLIFTON STREET PRAHRAN VIC 3181

Sold Price

\$380,000

Sold Date

25-Jul-24



1



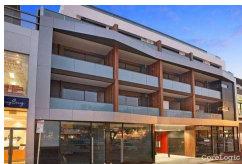
1



1

Distance

0km



2/21 IZETT STREET PRAHRAN VIC 3181

Sold Price

\$396,000

Sold Date

19-Sep-24



1



1



1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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