

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

223/15 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Prahran

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

326/15 CLIFTON STREET PRAHRAN VIC 3181	\$375,000	04-Jun-25
1006/15 CLIFTON STREET PRAHRAN VIC 3181	\$380,000	30-Aug-25
220/15 CLIFTON STREET PRAHRAN VIC 3181	\$380,000	09-May-25

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: 10 September 2025

Trish Oliver
M 0429128633
E trish@myagentre.com.au



326/15 CLIFTON STREET PRAHRAN VIC 3181 Sold Price **\$375,000** Sold Date **04-Jun-25**

 1  1  1

Distance **0km**



1006/15 CLIFTON STREET PRAHRAN VIC 3181 Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **30-Aug-25**

 1  1  1

Distance **0km**



220/15 CLIFTON STREET PRAHRAN VIC 3181 Sold Price **\$380,000** Sold Date **09-May-25**

 1  1  1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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