

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

28/43 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$480,000 Property Type Unit Suburb Prahran

Period - From 01/04/2025 to 30/06/2025 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	8/13 Howitt St SOUTH YARRA 3141	\$405,000	07/08/2025
2	7/8 Grandview Gr PRAHRAN 3181	\$415,000	31/05/2025
3	4/56 Chatsworth Rd PRAHRAN 3181	\$420,000	20/05/2025

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:

28/08/2025 10:09

Simon Dale
0425771377
sdale@bigginScott.com.au



1 1 0

Rooms: 3
Property Type: Apartment
Land Size: 1786.221 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
June quarter 2025: \$480,000

Comparable Properties



8/13 Howitt St SOUTH YARRA 3141 (REI)

1 1 1

Price: \$405,000
Method: Private Sale
Date: 07/08/2025
Property Type: Apartment

[Agent Comments](#)

Similar aged complex, smaller complex, 1 x bed, 1 x bath, 1 x car - 0.66km from subject property



7/8 Grandview Gr PRAHRAN 3181 (REI/VG)

1 1 1

Price: \$415,000
Method: Sold Before Auction
Date: 31/05/2025
Property Type: Unit

[Agent Comments](#)

Same street, renovated, 1 x bed, 1 x bath, 1 x car



4/56 Chatsworth Rd PRAHRAN 3181 (REI/VG)

1 1 1

Price: \$420,000
Method: Private Sale
Date: 20/05/2025
Property Type: Apartment

[Agent Comments](#)

Chatsworth Rd, 1 x bed, 1 x bath, 1 x car

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140