

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

301/13-15 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2024

to

31/03/2025

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 | 107/78 Inkerman St ST KILDA 3182 | \$365,000 | 05/04/2025 |
| 2 | 1228/572 St Kilda Rd MELBOURNE 3004 | \$335,000 | 04/04/2025 |
| 3 | 509/7 King St PRAHRAN 3181 | \$330,000 | 28/03/2025 |

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:

30/04/2025 16:35



1 bed 1 bath 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$349,000

Median Unit Price
Year ending March 2025: \$522,500

Comparable Properties



107/78 Inkerman St ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$365,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Apartment



1228/572 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$335,000
Method: Private Sale
Date: 04/04/2025
Property Type: Apartment



509/7 King St PRAHRAN 3181 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$330,000
Method: Private Sale
Date: 28/03/2025
Property Type: Apartment

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