## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	30A/10 Clifton Street, Prahran Vic 3181
Including suburb and	
postcode	

### Indicative selling price

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

\$465,000

### Median sale price

Median price	\$520,000	Pro	perty Type Ur	it		Suburb	Prahran
Period - From	01/10/2024	to	30/09/2025	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	406/3 Victoria St WINDSOR 3181	\$435,000	07/10/2025
2	301/109 Inkerman St ST KILDA 3182	\$440,000	28/09/2025
3	21A/10 Clifton St PRAHRAN 3181	\$429,000	20/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/10/2025 10:46







Property Type: Apartment Agent Comments

**Indicative Selling Price** \$465,000 **Median Unit Price** Year ending September 2025: \$520,000

# Comparable Properties



406/3 Victoria St WINDSOR 3181 (REI)

Price: \$435,000 Method: Private Sale Date: 07/10/2025 Property Type: Apartment Agent Comments



301/109 Inkerman St ST KILDA 3182 (REI)

**Agent Comments** 

Price: \$440,000 Method: Private Sale Date: 28/09/2025

Property Type: Apartment



21A/10 Clifton St PRAHRAN 3181 (REI)

Price: \$429,000 Method: Private Sale Date: 20/08/2025

Property Type: Apartment

Agent Comments

Account - Geoff Nixon RE | P: 03 9528 4422



