

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

403/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$450,000

&

\$475,000

Median sale price

Median price

\$531,875

Property Type

Unit

Suburb

Prahran

Period - From

17/04/2024

to

16/04/2025

Source

Property Data

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 | 604/15 Clifton St PRAHRAN 3181 | \$472,500 | 02/04/2025 |
| 2 | 304/15 Clifton St PRAHRAN 3181 | \$465,000 | 14/02/2025 |
| 3 | 202/25 Clifton St PRAHRAN 3181 | \$490,000 | 30/10/2024 |

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:

17/04/2025 11:01



2 1 1

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$450,000 - \$475,000
Median Unit Price
17/04/2024 - 16/04/2025: \$531,875

Comparable Properties



604/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$472,500
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment



304/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$465,000
Method: Private Sale
Date: 14/02/2025
Property Type: Apartment



202/25 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 30/10/2024
Property Type: Apartment

