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 | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|----------|---------|
| Range betweer | \$450,000 | | & | | \$475,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$531,875 | Pro | operty Type | Unit | | | Suburb | Prahran |
| Period - From | 17/04/2024 | to | 16/04/2025 | | So | urce | Property | y 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.

| Add | dress 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



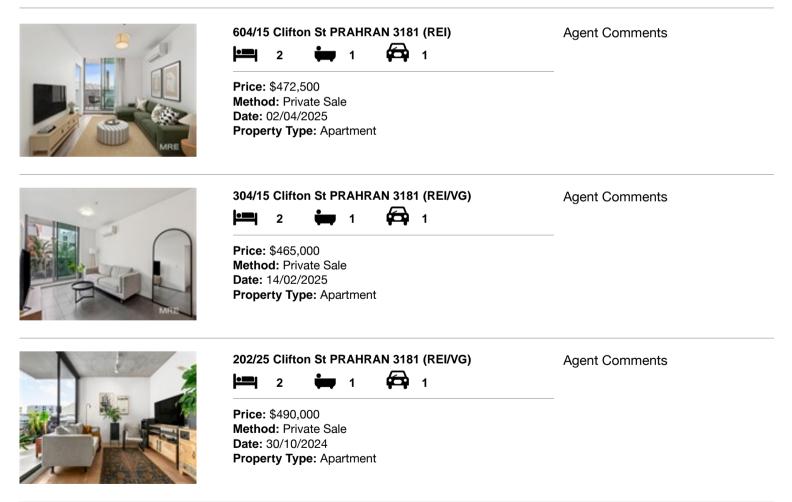






Property Type: Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$450,000 - \$475,000 Median Unit Price 17/04/2024 - 16/04/2025: \$531,875

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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