

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

409/31 GRATTAN STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

808/31 GRATTAN STREET PRAHRAN VIC 3181	\$628,000	29-Jun-26
505/31 GRATTAN STREET PRAHRAN VIC 3181	\$615,000	16-Apr-26
509/31 GRATTAN STREET PRAHRAN VIC 3181	\$617,000	26-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 20 July 2026



**808/31 GRATTAN STREET
PRAHRAN VIC 3181**

2 2 1

Sold Price

^{RS}

\$628,000

Sold Date

29-Jun-26

Distance

0km



**505/31 GRATTAN STREET
PRAHRAN VIC 3181**

2 2 1

Sold Price

\$615,000

Sold Date

16-Apr-26

Distance

0km



**509/31 GRATTAN STREET
PRAHRAN VIC 3181**

2 2 1

Sold Price

\$617,000

Sold Date

26-Mar-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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