

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/8 GRANDVIEW GROVE, PRAHRAN, VIC 3181

Indicative selling price

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

Price Range:

\$385,000 to \$415,000

Median sale price

Median price

\$462,625

Property type

Unit


Suburb

PRAHRAN

Period

01 December 2024 to 28 February 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8/26 WYNNSTAY RD, PRAHRAN, VIC 3181	\$395,000	02/02/2025
10/20 CROMWELL RD, SOUTH YARRA, VIC 3141	\$395,999	24/01/2025
3/83 MATHOURA RD, TOORAK, VIC 3142	\$405,000	27/11/2024

This Statement of Information was prepared on:

31/03/2025