

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

817/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$530,875 Property Type Unit Suburb Prahran

Period - From 01/01/2024 to 31/12/2024 Source 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 | Price | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 508/1 Clara St SOUTH YARRA 3141 | \$440,000 | 23/02/2025 |
| 2 | 22A/10 Clifton St PRAHRAN 3181 | \$460,250 | 08/02/2025 |
| 3 | 1104/1 Clara St SOUTH YARRA 3141 | \$450,000 | 10/01/2025 |

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:

27/03/2025 16:27

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Indicative Selling Price

\$440,000 - \$460,000

Median Unit Price

Year ending December 2024: \$530,875



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



508/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

Price: \$440,000

Method: Private Sale

Date: 23/02/2025

Property Type: Apartment



22A/10 Clifton St PRAHRAN 3181 (REI)

Agent Comments

 1  1  1

Price: \$460,250

Method: Auction Sale

Date: 08/02/2025

Property Type: Unit



1104/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

Price: \$450,000

Method: Private Sale

Date: 10/01/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525