

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

9/15 Kelvin Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$491,750

Property Type Unit

Suburb Prahran

Period - From 01/07/2024

to

30/06/2025

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	4/8 Closeburn Av PRAHRAN 3181	\$630,000	05/06/2025
2	5/32 The Avenue WINDSOR 3181	\$648,000	31/05/2025
3	2/521 Orrong Rd ARMADALE 3143	\$680,000	11/06/2025

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:

22/07/2025 13:28



Property Type: Apartment

Agent Comments

Comparable Properties



4/8 Closeburn Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 05/06/2025

Property Type: Apartment



5/32 The Avenue WINDSOR 3181 (REI)

Agent Comments



Price: \$648,000

Method: Private Sale

Date: 31/05/2025

Property Type: Apartment



2/521 Orrong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 11/06/2025

Property Type: Apartment

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