

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

412/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$522,500 Property Type Unit Suburb Prahran

Period - From 01/10/2023 to 30/09/2024 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	209/201 High St PRAHRAN 3181	\$400,000	02/09/2024
2	426/15 Clifton St PRAHRAN 3181	\$380,000	25/07/2024
3	1012/15 Clifton St PRAHRAN 3181	\$420,000	14/05/2024

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:

17/10/2024 09:07



1
 1
 1

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

Year ending September 2024: \$522,500

Comparable Properties



209/201 High St PRAHRAN 3181 (REI)

Agent Comments

1
 1
 1

Price: \$400,000

Method: Private Sale

Date: 02/09/2024

Property Type: Apartment



426/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

1
 1
 1

Price: \$380,000

Method: Private Sale

Date: 25/07/2024

Property Type: Apartment



1012/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

1
 1
 1

Price: \$420,000

Method: Private Sale

Date: 14/05/2024

Property Type: Apartment

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



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