

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

3/5 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$500,000

&

\$535,000

Median sale price

Median price

\$536,750

Property Type

Unit

Suburb

Prahran

Period - From

08/05/2024

to

07/05/2025

Source

Property Data

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	609/15 Clifton St PRAHRAN 3181	\$605,000	03/03/2025
2	601/25 Clifton St PRAHRAN 3181	\$535,000	27/11/2024
3	108/201 High St PRAHRAN 3181	\$520,000	22/11/2024

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:

08/05/2025 21:25



2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$535,000
Median Unit Price
08/05/2024 - 07/05/2025: \$536,750

Comparable Properties



609/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$605,000
Method: Private Sale
Date: 03/03/2025
Property Type: Apartment



601/25 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$535,000
Method: Private Sale
Date: 27/11/2024
Property Type: Apartment



108/201 High St PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$520,000
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment