

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 602/25 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$480,000 & \$520,000

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	6/317 Dandenong Rd PRAHRAN 3181	\$500,000	31/01/2025
2	112/163 Fitzroy St ST KILDA 3182	\$505,000	13/12/2024
3	202/25 Clifton St PRAHRAN 3181	\$490,000	30/10/2024

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: 12/02/2025 16:23



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending December 2024: \$530,875

Comparable Properties



6/317 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

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Price: \$500,000

Method: Private Sale

Date: 31/01/2025

Property Type: Apartment



112/163 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

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Price: \$505,000

Method: Private Sale

Date: 13/12/2024

Rooms: 3

Property Type: Apartment



202/25 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$490,000

Method: Private Sale

Date: 30/10/2024

Property Type: Apartment

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



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