

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

403/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$445,000

&

\$470,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Prahran

Period - From

13/05/2024

to

12/05/2025

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	604/15 Clifton St PRAHRAN 3181	\$472,500	02/04/2025
2	304/15 Clifton St PRAHRAN 3181	\$465,000	14/02/2025
3	612/74 Queens Rd MELBOURNE 3004	\$470,000	18/12/2024

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:

13/05/2025 15:39



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$445,000 - \$470,000
Median Unit Price
13/05/2024 - 12/05/2025: \$535,000

Comparable Properties



604/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$472,500
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment



304/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$465,000
Method: Private Sale
Date: 14/02/2025
Property Type: Apartment



612/74 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 1 1

Price: \$470,000
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment

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



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