

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

10/26 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Single price \$439,000

Median sale price

Median price \$540,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2025

to 30/06/2026

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	5/72 Williams Rd PRAHRAN 3181	\$403,750	29/07/2026
2	9/94 Lewisham Rd.N PRAHRAN 3181	\$440,000	24/07/2026
3	5/35a Grandview Gr PRAHRAN 3181	\$400,000	08/05/2026

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:

28/08/2026 09:17



 1  1  0

Property Type: Unit
Agent Comments

Indicative Selling Price

\$439,000

Median Unit Price

Year ending June 2026: \$540,000

Comparable Properties



5/72 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

 1  1  1

Price: \$403,750

Method: Private Sale

Date: 29/07/2026

Property Type: Apartment



9/94 Lewisham Rd.N PRAHRAN 3181 (REI)

Agent Comments

 1  1  1

Price: \$440,000

Method: Private Sale

Date: 24/07/2026

Property Type: Apartment



5/35a Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments

 1  1  1

Price: \$400,000

Method: Private Sale

Date: 08/05/2026

Property Type: Apartment

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