

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

101/25 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$477,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2023

to 30/06/2023

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	405/15 Clifton St PRAHRAN 3181	\$285,000	29/06/2023
2	108/22 Chatham St PRAHRAN 3181	\$283,000	17/02/2023
3	106/15 Clifton St PRAHRAN 3181	\$275,000	23/05/2023

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:

03/08/2023 09:07



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$275,000

Median Unit Price

June quarter 2023: \$477,500

Comparable Properties



405/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

 1
  1
  -

Price: \$285,000

Method: Private Sale

Date: 29/06/2023

Property Type: Unit

108/22 Chatham St PRAHRAN 3181 (VG)

Agent Comments

 1
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Price: \$283,000

Method: Sale

Date: 17/02/2023

Property Type: Strata Unit/Flat



106/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

 1
  1
  -

Price: \$275,000

Method: Private Sale

Date: 23/05/2023

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372