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

20/161 Greville Street, Prahran Vic 3181

Indicative selling price

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Single price \$690,000

Median sale price

Median price	\$531,750	Pro	perty Type Unit	:	Suburb	Prahran
Period - From	23/04/2024	to	22/04/2025	Sour	ce 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.

Add	dress of comparable property	Price	Date of sale
1	3/5 Lewisham Rd WINDSOR 3181	\$743,000	16/03/2025
2	909/499 St Kilda Rd MELBOURNE 3004	\$720,000	03/03/2025
3	50/151 Fitzroy St ST KILDA 3182	\$665,000	03/03/2025

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:

23/04/2025 15:54



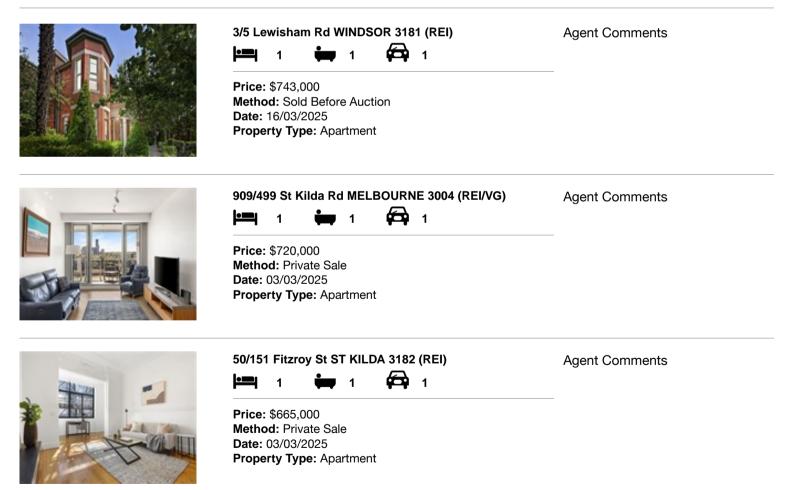




Property Type: Apartment Agent Comments

Indicative Selling Price \$690,000 Median Unit Price 23/04/2024 - 22/04/2025: \$531,750

Comparable Properties



Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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