

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

214/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$550,500 Property Type Unit Suburb Prahran

Period - From 01/01/2026 to 31/03/2026 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	505/31 Grattan St PRAHRAN 3181	\$615,000	17/04/2026
2	1709/8 Daly St SOUTH YARRA 3141	\$555,000	14/03/2026
3			

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: 28/04/2026 17:29



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
March quarter 2026: \$550,500

Comparable Properties



505/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$615,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: Apartment



1709/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$555,000
Method: Private Sale
Date: 14/03/2026
Property Type: Apartment

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.