

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

27/108 Greville Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$780,000

&

\$850,000

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	219/87 High St PRAHRAN 3181	\$840,000	13/03/2026
2	1311/470 St Kilda Rd MELBOURNE 3004	\$783,000	13/03/2026
3	4/55 Ross St TOORAK 3142	\$810,000	07/03/2026

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:

08/04/2026 15:52



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Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



219/87 High St PRAHRAN 3181 (REI)

Agent Comments

2 2 2

Price: \$840,000

Method: Private Sale

Date: 13/03/2026

Property Type: Apartment



1311/470 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$783,000

Method: Private Sale

Date: 13/03/2026

Property Type: Apartment



4/55 Ross St TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$810,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Apartment