

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

4/680 Malvern Road, Prahran Vic 3181

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$515,400 Property Type Unit Suburb Prahran

Period - From 31/07/2022 to 30/07/2023 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	9/22 Grandview Gr PRAHRAN 3181	\$690,000	22/07/2023
2	604/31 Grattan St PRAHRAN 3181	\$670,000	10/07/2023
3	1/28 Clifton St PRAHRAN 3181	\$655,500	08/07/2023

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:

31/07/2023 20:29



Property Type: Strata Unit/Flat

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

31/07/2022 - 30/07/2023: \$515,400

Comparable Properties



9/22 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Unit



604/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 10/07/2023

Property Type: Apartment



1/28 Clifton St PRAHRAN 3181 (REI)

Agent Comments



Price: \$655,500

Method: Auction Sale

Date: 08/07/2023

Property Type: Apartment

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