

# 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

405/19 Regent Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$475,000

### Median sale price

Median price \$550,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2023

to 31/03/2024

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	405/25 Clifton St PRAHRAN 3181	\$480,000	02/02/2024
2	1002/15 Clifton St PRAHRAN 3181	\$465,000	14/03/2024
3	301/201 High St PRAHRAN 3181	\$460,000	28/03/2024

**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:

22/04/2024 15:45

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**Indicative Selling Price**

\$475,000

**Median Unit Price**

Year ending March 2024: \$550,000



2 1 1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**405/25 Clifton St PRAHRAN 3181 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** Apartment



**1002/15 Clifton St PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 14/03/2024

**Property Type:** Apartment



**301/201 High St PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** Apartment

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