

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

9/8-10 Kelvin Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$640,000

&

\$700,000

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	3/2 Rae Ct PRAHRAN 3181	\$698,000	02/05/2026
2	5/192 Alma Rd ST KILDA EAST 3183	\$660,000	16/04/2026
3	1/17 Kelvin Gr PRAHRAN 3181	\$722,500	17/02/2026

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:

04/05/2026 10:48



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/2 Rae Ct PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$698,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Apartment



5/192 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 16/04/2026

Property Type: Apartment



1/17 Kelvin Gr PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$722,500

Method: Sale

Date: 17/02/2026

Property Type: Strata Unit/Flat