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<br>Including suburb and postcode | 409/220 Commercial Road, Prahran Vic 3181 |

## Indicative selling price

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

Single price $759,000

## Median sale price

Median price $560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 to 31/12/2025 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 | 302`/13 Grattan St PRAHRAN 3181 | $842,500 | 10/10/2025 |
| 2 | 5/2 Karbarook Av PRAHRAN 3181 | $868,000 | 08/11/2025 |
| 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: 26/03/2026 10:33

# 409/220 Commercial Road, Prahran Vic 3181

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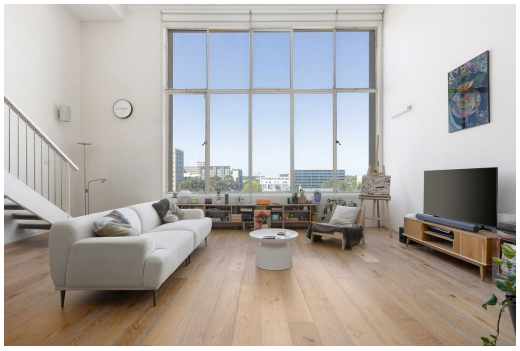

2 2 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$759,000
**Median Unit Price**
December quarter 2025: $560,000

## Comparable Properties

**302`/13 Grattan St PRAHRAN 3181 (REI)**

2 - -

Agent Comments

**Price:** $842,500
**Method:**
**Date:** 10/10/2025
**Property Type:** Unit

**5/2 Karbarook Av PRAHRAN 3181 (REI/VG)**

2 1 2

Agent Comments

**Price:** $868,000
**Method:** Auction Sale
**Date:** 08/11/2025
**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.



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