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	617/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between $390,000 & $429,000

Median sale price

Median price $587,500 Property Type Unit Suburb Prahran

Period - From 01/01/2022 to 31/12/2022 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	307/31 Grattan St PRAHRAN 3181	$420,000	27/01/2023
2	505/200 Toorak Rd SOUTH YARRA 3141	$410,800	28/11/2022
3	1504/3-5 St Kilda Rd ST KILDA 3182	$400,000	21/12/2022

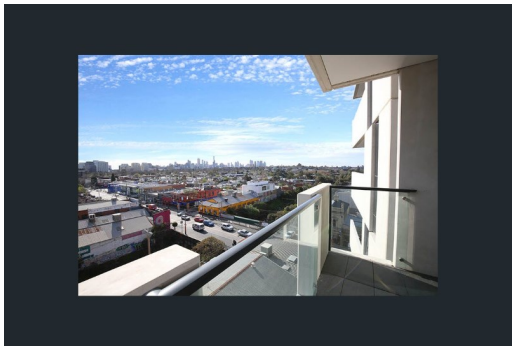
OR

~~**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: 05/04/2023 14:44

617/31 Grattan Street, Prahran Vic 3181

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$390,000 - $429,000
Median Unit Price
Year ending December 2022: $587,500

Comparable Properties



307/31 Grattan St PRAHRAN 3181 (REI)

1 1 1

Price: $420,000
Method: Private Sale
Date: 27/01/2023
Property Type: Apartment

Agent Comments

In the building



505/200 Toorak Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $410,800
Method: Private Sale
Date: 28/11/2022
Property Type: Apartment

Agent Comments

Only 820m away on a busier road



1504/3-5 St Kilda Rd ST KILDA 3182 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 21/12/2022
Property Type: Apartment

Agent Comments

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