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	315/220 Commercial Road, Prahran Vic 3181

Indicative selling price

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

Range between $575,000 & $605,000

Median sale price

Median price $550,000 Property Type Unit Suburb Prahran

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

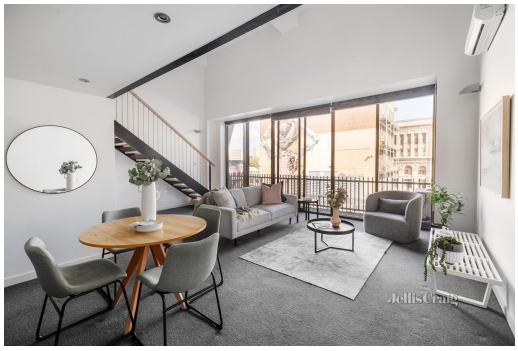
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18/15 Rockley Rd SOUTH YARRA 3141	$618,000	06/04/2024
2	424/15 Clifton St PRAHRAN 3181	$611,000	08/04/2024
3	2805/3 Yarra St SOUTH YARRA 3141	$610,000	29/02/2024

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: 11/04/2024 09:50



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$575,000 - $605,000
Median Unit Price
December quarter 2023: $550,000

Comparable Properties



18/15 Rockley Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $618,000
Method: Private Sale
Date: 06/04/2024
Property Type: Apartment

Agent Comments



424/15 Clifton St PRAHRAN 3181 (REI)

2 1 1

Price: $611,000
Method: Private Sale
Date: 08/04/2024
Property Type: Apartment

Agent Comments



2805/3 Yarra St SOUTH YARRA 3141 (REI)

2 1 1

Price: $610,000
Method: Private Sale
Date: 29/02/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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