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	401/13-15 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $515,400 Property Type Unit Suburb Prahran

Period - From 31/01/2023 to 30/01/2024 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	1112/450 St Kilda Rd MELBOURNE 3004	$440,000	28/11/2023
2	115/120 Greville St PRAHRAN 3181	$420,000	06/12/2023
3	1006/1 Clara St SOUTH YARRA 3141	$410,000	21/12/2023

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: 31/01/2024 13:20

401/13-15 Grattan Street, Prahran Vic 3181



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
31/01/2023 - 30/01/2024: $515,400

Comparable Properties



1112/450 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $440,000
Method: Private Sale
Date: 28/11/2023
Property Type: Apartment

Agent Comments



115/120 Greville St PRAHRAN 3181 (REI/VG)

1 1 1

Price: $420,000
Method: Private Sale
Date: 06/12/2023
Property Type: Apartment

Agent Comments



1006/1 Clara St SOUTH YARRA 3141 (REI)

1 1 1

Price: $410,000
Method: Sold Before Auction
Date: 21/12/2023
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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