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	5/4 Rae Court, Prahran Vic 3181

Indicative selling price

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

Range between $625,000 & $685,000

Median sale price

Median price $480,000 Property Type Unit Suburb Prahran

Period - From 01/04/2025 to 30/06/2025 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	1/25 Octavia St ST KILDA 3182	$675,000	13/09/2025
2	9/15 Kelvin Gr PRAHRAN 3181	$640,000	11/09/2025
3	2/241 Williams Rd SOUTH YARRA 3141	$680,000	05/09/2025

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: 02/10/2025 12:06

5/4 Rae Court, Prahran Vic 3181

JellisCraig

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2 1 1

Property Type: Apartment

Indicative Selling Price
$625,000 - $685,000
Median Unit Price
June quarter 2025: $480,000

Comparable Properties



1/25 Octavia St ST KILDA 3182 (REI)

2 2 1

Price: $675,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Apartment

Agent Comments



9/15 Kelvin Gr PRAHRAN 3181 (REI)

2 1 1

Price: $640,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Apartment

Agent Comments



2/241 Williams Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $680,000
Method: Private Sale
Date: 05/09/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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