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	303/7 Carlton Street, Prahran Vic 3181

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

Median price $520,000 Property Type Unit Suburb Prahran

Period - From 01/10/2024 to 30/09/2025 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	26/4 Victoria St WINDSOR 3181	$620,000	03/11/2025
2	228/15 Clifton St PRAHRAN 3181	$585,000	30/10/2025
3	310/681 Chapel St SOUTH YARRA 3141	$595,000	03/10/2025

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: 27/11/2025 13:02

303/7 Carlton Street, Prahran Vic 3181

Alex Noutsos
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$570,000 - $620,000
Median Unit Price
Year ending September 2025: $520,000

Comparable Properties



26/4 Victoria St WINDSOR 3181 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 03/11/2025
Property Type: Apartment

Agent Comments



228/15 Clifton St PRAHRAN 3181 (REI)

2 2 1

Price: $585,000
Method: Private Sale
Date: 30/10/2025
Property Type: Apartment

Agent Comments



310/681 Chapel St SOUTH YARRA 3141 (VG)

2 - -

Price: $595,000
Method: Sale
Date: 03/10/2025
Property Type: Strata Unit/Flat

Agent Comments

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