

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

202/25 CLIFTON STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,500

Property type

Unit

Suburb

Prahran

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

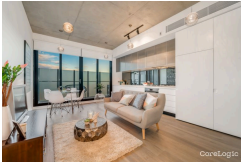
304/59 PORTER STREET PRAHRAN VIC 3181	\$506,000	18-Mar-24
504/59 PORTER STREET PRAHRAN VIC 3181	\$520,000	24-Apr-24
8/20 ST EDMONDS ROAD PRAHRAN VIC 3181	\$525,000	25-May-24

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 6 months.~~

This Statement of Information was prepared on: 13 September 2024

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**304/59 PORTER STREET
 PRAHRAN VIC 3181**

2 1 1

Sold Price **\$506,000** Sold Date **18-Mar-24**

Distance **0.58km**

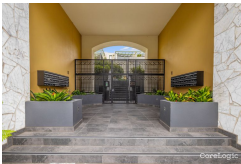


**504/59 PORTER STREET
 PRAHRAN VIC 3181**

2 1 -

Sold Price **\$520,000** Sold Date **24-Apr-24**

Distance **0.58km**



**8/20 ST EDMONDS ROAD
 PRAHRAN VIC 3181**

2 1 1

Sold Price **\$525,000** Sold Date **25-May-24**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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