

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

715//815/15 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

\$565,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jun 2024

to

31 May 2025

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

609/15 CLIFTON STREET PRAHRAN VIC 3181	\$605,000	27-Feb-25
215/15 CLIFTON STREET PRAHRAN VIC 3181	\$608,000	07-May-24
108/15 CLIFTON STREET PRAHRAN VIC 3181	\$558,000	19-Dec-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: 05 June 2025


**609/15 CLIFTON STREET
PRAHRAN VIC 3181**

 Sold Price **\$605,000** Sold Date **27-Feb-25**
 2  2  1

 Distance **0km**

**215/15 CLIFTON STREET PRAHRAN
VIC 3181**

 Sold Price **\$608,000** Sold Date **07-May-24**
 2  1  -

 Distance **0km**

**108/15 CLIFTON STREET PRAHRAN
VIC 3181**

 Sold Price **\$558,000** Sold Date **19-Dec-24**
 2  1  1

 Distance **0km**
RS = Recent sale

UN = Undisclosed Sale

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