Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/42 Grandview Grove, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,400,000		&		\$1,500,000			
Median sale price								
Median price	\$530,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	22/07/2024	to	21/07/2025		So	urce	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/19 Chambers St SOUTH YARRA 3141	\$1,475,000	27/03/2025
2	37/12 Copelen St SOUTH YARRA 3141	\$1,415,000	12/03/2025
3			

OR

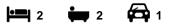
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/07/2025 10:49







Property Type: Apartment Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median Unit Price 22/07/2024 - 21/07/2025: \$530,000

Comparable Properties

1/19 Chambers St SOUTH YARRA 3141 (REI) 2 2 2 2 Price: \$1,475,000 Method: Private Sale Date: 27/03/2025 Property Type: Apartment	Agent Comments
37/12 Copelen St SOUTH YARRA 3141 (REI/VG) 2 1 Price: \$1,415,000 Method: Private Sale Date: 12/03/2025 Property Type: Townhouse (Single)	Agent Comments

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.

Account - Marshall White | P: 03 9822 9999



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