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

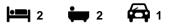
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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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