## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	1006/15 Clifton Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$410,000

### Median sale price

Median price	\$520,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	09/07/2024	to	08/07/2025		Source	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	326/15 Clifton St PRAHRAN 3181	\$375,000	04/06/2025
2	220/15 Clifton St PRAHRAN 3181	\$390,000	23/05/2025
3	217/15 Clifton St PRAHRAN 3181	\$370,000	12/05/2025

OR

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

This Statement of Information was prepared on:	09/07/2025 17:00









**Property Type:** House (Res) Agent Comments

Indicative Selling Price \$410,000 Median Unit Price 09/07/2024 - 08/07/2025: \$520,000

## Comparable Properties



326/15 Clifton St PRAHRAN 3181 (REI)

1

4

**a** 1

Price: \$375,000 Method: Private Sale Date: 04/06/2025

Property Type: Apartment

Agent Comments



220/15 Clifton St PRAHRAN 3181 (REI)

•=

1

Price: \$390,000 Method: Private Sale







**Agent Comments** 

Date: 23/05/2025
Property Type: Apartment



217/15 Clifton St PRAHRAN 3181 (REI/VG)

4



**3**a .

**Price:** \$370,000 **Method:** Private Sale **Date:** 12/05/2025

Property Type: Apartment

**Agent Comments** 

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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