

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

304/120 Greville Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$527,500

Property Type

Unit

Suburb

Prahran

Period - From

16/10/2024

to

15/10/2025

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	Price	Date of sale
1	5/51 Chapel St ST KILDA 3182	\$410,000	14/10/2025
2	12/97 Chomley St PRAHRAN 3181	\$417,000	10/10/2025
3	210/120 Greville St PRAHRAN 3181	\$390,000	20/06/2025

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:

16/10/2025 11:13



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$419,000
Median Unit Price
16/10/2024 - 15/10/2025: \$527,500

Comparable Properties



5/51 Chapel St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$410,000
Method: Private Sale
Date: 14/10/2025
Property Type: Apartment



12/97 Chomley St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$417,000
Method: Sold Before Auction
Date: 10/10/2025
Property Type: Apartment



210/120 Greville St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$390,000
Method: Private Sale
Date: 20/06/2025
Property Type: Apartment

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