

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

118/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between \$585,000 & \$643,500

Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	104/229 Toorak Rd SOUTH YARRA 3141	\$633,000	12/01/2026
2	303/7 Carlton St PRAHRAN 3181	\$590,000	02/01/2026
3	105/270 High St WINDSOR 3181	\$645,000	22/12/2025

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:

14/01/2026 13:30



2 2 1

Property Type: Apartment

[Agent Comments](#)

Indicative Selling Price

\$585,000 - \$643,500

Median Unit Price

December quarter 2025: \$560,000

Comparable Properties



104/229 Toorak Rd SOUTH YARRA 3141 (REI)

[Agent Comments](#)

2 2 1

Price: \$633,000

Method: Private Sale

Date: 12/01/2026

Property Type: Apartment



303/7 Carlton St PRAHRAN 3181 (REI)

[Agent Comments](#)

2 2 1

Price: \$590,000

Method: Private Sale

Date: 02/01/2026

Property Type: Apartment



105/270 High St WINDSOR 3181 (REI)

[Agent Comments](#)

2 2 1

Price: \$645,000

Method: Private Sale

Date: 22/12/2025

Property Type: Apartment

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