

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 613/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$550,500 Property Type Unit Suburb Prahran

Period - From 01/01/2026 to 31/03/2026 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	716/31 Grattan St PRAHRAN 3181	\$430,000	11/02/2026
2	110/16 Porter St PRAHRAN 3181	\$450,000	18/12/2025
3	6/17 Izett St PRAHRAN 3181	\$400,000	16/12/2025

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: 29/04/2026 15:41

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
 \$400,000 - \$440,000
Median Unit Price
 March quarter 2026: \$550,500

Comparable Properties



716/31 Grattan St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$430,000
Method: Private Sale
Date: 11/02/2026
Property Type: Apartment



110/16 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$450,000
Method: Private Sale
Date: 18/12/2025
Property Type: Apartment



6/17 Izett St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 -

Price: \$400,000
Method: Private Sale
Date: 16/12/2025
Property Type: Apartment

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