

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

325/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$389,500

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	103/28 Mount St PRAHRAN 3181	\$390,000	28/05/2026
2	417/15 Clifton St PRAHRAN 3181	\$365,000	22/05/2026
3	906/15 Clifton St PRAHRAN 3181	\$435,000	05/03/2026

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:

11/06/2026 10:12



1
 1
 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$389,500

Median Unit Price

March quarter 2026: \$550,500

Comparable Properties



103/28 Mount St PRAHRAN 3181 (REI)

Agent Comments

1
 1
 1

Price: \$390,000

Method: Private Sale

Date: 28/05/2026

Property Type: Apartment



417/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

1
 1
 1

Price: \$365,000

Method: Private Sale

Date: 22/05/2026

Property Type: Apartment



906/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

1
 1
 1

Price: \$435,000

Method: Private Sale

Date: 05/03/2026

Property Type: Apartment

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