

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

716/31 Grattan Street, Prahran Vic 3181

Indicative selling price

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

Range between \$425,000 & \$460,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Prahran

Period - From 01/10/2024 to 30/09/2025 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	1d/381 Toorak Rd SOUTH YARRA 3141	\$447,000	27/12/2025
2	301/87 High St PRAHRAN 3181	\$430,000	19/11/2025
3	607/31 Grattan St PRAHRAN 3181	\$420,000	08/08/2025

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:

07/01/2026 17:22



Property Type: Apartment

Agent Comments

Comparable Properties



1d/381 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$447,000

Method: Private Sale

Date: 27/12/2025

Property Type: Apartment



301/87 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 19/11/2025

Property Type: Unit



607/31 Grattan St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$420,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: Apartment