

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

4/20 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$740,000 & \$790,000

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	7/17 Irving Av PRAHRAN 3181	\$760,000	14/02/2026
2	25/9 The Avenue WINDSOR 3181	\$745,000	01/12/2025
3	5/8-10 Sutherland Rd ARMADALE 3143	\$780,000	25/10/2025

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:

26/02/2026 12:45



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$740,000 - \$790,000

Median Unit Price

December quarter 2025: \$560,000

Comparable Properties



7/17 Irving Av PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$760,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Apartment

Land Size: 89 sqm approx



25/9 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

2
 1
 1

Price: \$745,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment



5/8-10 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

2
 1
 1

Price: \$780,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000