

# 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

1/29 Greville Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$439,000

### Median sale price

Median price \$530,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2025

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	12/58 The Avenue WINDSOR 3181	\$455,000	21/11/2025
2	5/53 Caroline St SOUTH YARRA 3141	\$420,000	20/11/2025
3	3/20-22 Trinian St PRAHRAN 3181	\$450,000	17/10/2025

**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:

28/11/2025 14:01



 1  
  1  
  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$439,000

**Median Unit Price**

September quarter 2025: \$530,000

## Comparable Properties



**12/58 The Avenue WINDSOR 3181 (REI)**

**Agent Comments**

 1  
  1  
  -

**Price:** \$455,000

**Method:** Sold Before Auction

**Date:** 21/11/2025

**Property Type:** Apartment



**5/53 Caroline St SOUTH YARRA 3141 (REI)**

**Agent Comments**

 1  
  1  
  2

**Price:** \$420,000

**Method:** Auction Sale

**Date:** 20/11/2025

**Property Type:** Apartment



**3/20-22 Trinian St PRAHRAN 3181 (REI)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$450,000

**Method:** Sold Before Auction

**Date:** 17/10/2025

**Property Type:** Unit

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222