

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

30A/10 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$465,000

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	406/3 Victoria St WINDSOR 3181	\$435,000	07/10/2025
2	301/109 Inkerman St ST KILDA 3182	\$440,000	28/09/2025
3	21A/10 Clifton St PRAHRAN 3181	\$429,000	20/08/2025

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:

15/10/2025 10:46

30A/10 Clifton Street, Prahran Vic 3181



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$465,000
Median Unit Price
Year ending September 2025: \$520,000

Comparable Properties



406/3 Victoria St WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$435,000
Method: Private Sale
Date: 07/10/2025
Property Type: Apartment



301/109 Inkerman St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$440,000
Method: Private Sale
Date: 28/09/2025
Property Type: Apartment



21A/10 Clifton St PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$429,000
Method: Private Sale
Date: 20/08/2025
Property Type: Apartment

Account - Geoff Nixon RE | P: 03 9528 4422



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