

# 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

12 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)

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Prahran

Period - From 01/01/2024 to 31/12/2024 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	18 Hope St SOUTH YARRA 3141	\$2,675,000	26/11/2024
2	144 Williams Rd PRAHRAN 3181	\$2,765,000	13/11/2024
3	74 Park Rd MIDDLE PARK 3206	\$2,650,000	19/10/2024

**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: 02/04/2025 11:24



3   1   1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

Year ending December 2024: \$1,650,000

## Comparable Properties



**18 Hope St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

4   3   -

**Price:** \$2,675,000

**Method:** Private Sale

**Date:** 26/11/2024

**Property Type:** House

**Land Size:** 209 sqm approx



**144 Williams Rd PRAHRAN 3181 (REI/VG)**

Agent Comments

4   1   4

**Price:** \$2,765,000

**Method:** Sold Before Auction

**Date:** 13/11/2024

**Property Type:** House (Res)

**Land Size:** 611 sqm approx



**74 Park Rd MIDDLE PARK 3206 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$2,650,000

**Method:** Auction Sale

**Date:** 19/10/2024

**Property Type:** House (Res)

**Land Size:** 340 sqm approx

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