

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

21A/10 CLIFTON STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,999

Property type

Unit

Suburb

Prahran

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

204/10 HILLINGDON PLACE PRAHRAN VIC 3181	\$445,500	30-Apr-25
21/69 WELLINGTON STREET ST KILDA VIC 3182	\$451,250	10-Apr-25
22A/10 CLIFTON STREET PRAHRAN VIC 3181	\$460,250	08-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 06 August 2025

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**204/10 HILLINGDON PLACE
PRAHRAN VIC 3181**

 1  1  1

Sold Price **\$445,500** Sold Date **30-Apr-25**

Distance **0.1km**



**21/69 WELLINGTON STREET ST
KILDA VIC 3182**

 1  1  1

Sold Price ^{RS} **\$451,250** ^{UN} Sold Date **10-Apr-25**

Distance **0.93km**



**22A/10 CLIFTON STREET
PRAHRAN VIC 3181**

 1  1  1

Sold Price **\$460,250** Sold Date **08-Feb-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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