

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

504/25 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jun 2025

to

31 May 2026

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

102/25 CLIFTON STREET PRAHRAN VIC 3181	\$525,000	02-Jul-25
715/15 CLIFTON STREET PRAHRAN VIC 3181	\$550,000	10-Oct-25
707/15 CLIFTON STREET PRAHRAN VIC 3181	\$560,000	14-Nov-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: 03 June 2026



**102/25 CLIFTON STREET
PRAHRAN VIC 3181**

 2  1  1

Sold Price **\$525,000** Sold Date **02-Jul-25**

Distance **0km**



**715/15 CLIFTON STREET PRAHRAN
VIC 3181**

 2  1  1

Sold Price **\$550,000** Sold Date **10-Oct-25**

Distance **0.06km**



**707/15 CLIFTON STREET
PRAHRAN VIC 3181**

 2  1  1

Sold Price **\$560,000** Sold Date **14-Nov-25**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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