

# 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

103/28 Mount 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 \$385,000 & \$415,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 to 31/12/2025 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	906/15 Clifton St PRAHRAN 3181	\$435,000	05/03/2026
2	406/74 Queens Rd MELBOURNE 3004	\$416,250	02/03/2026
3	401/120 Greville St PRAHRAN 3181	\$398,000	21/02/2026

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:

12/03/2026 16:56



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**906/15 Clifton St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$435,000

**Method:** Private Sale

**Date:** 05/03/2026

**Property Type:** Apartment



**406/74 Queens Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$416,250

**Method:** Private Sale

**Date:** 02/03/2026

**Property Type:** Apartment



**401/120 Greville St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$398,000

**Method:** Private Sale

**Date:** 21/02/2026

**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525