

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

4/20 Grandview Grove, Prahran Vic 3181

Indicative selling price

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

Single price

\$775,000

Median sale price

Median price

\$550,500

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2026

to

31/03/2026

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	4/660 Malvern Rd PRAHRAN 3181	\$735,000	01/05/2026
2	6/30-32 Denbigh Rd ARMADALE 3143	\$740,000	18/04/2026
3	7/6 The Avenue WINDSOR 3181	\$785,000	07/03/2026

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:

09/06/2026 11:46



 2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$775,000

Median Unit Price

March quarter 2026: \$550,500

Comparable Properties



4/660 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments

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Price: \$735,000

Method: Private Sale

Date: 01/05/2026

Property Type: Apartment



6/30-32 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

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Price: \$740,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Apartment



7/6 The Avenue WINDSOR 3181 (VG)

Agent Comments

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Price: \$785,000

Method: Sale

Date: 07/03/2026

Property Type: Strata Unit/Townhouse - Conjoined

Account - Jellis Craig | P: 03 9864 5000



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