

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 11 Lexton Grove Prahran 3181

Indicative selling price

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

range between \$1,220,000 & \$1,320,000

Median sale price

\$ 1,936,000 Property type House Suburb Prahran
Period - From 01/06/2021 to 30/09/2021 Source REIV

Comparable property sales

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
5 Vail Street Prahran 3181	1,423,000	26/07/2021
4 St Georges Road Armadale 3143	1,420,000	20/10/2021
2 Thomas Street Windsor 3181	1,380,000	26/08/2021

This Statement of Information was prepared on: 11/11/2021

Agent

Date

Vendor

Date

Vendor

Date