

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

8 Dixon Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,715,000

Property Type House

Suburb Prahran

Period - From 01/07/2023

to

30/06/2024

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	11 Harvey St PRAHRAN 3181	\$1,203,000	18/05/2024
2	18 Spring St PRAHRAN 3181	\$1,239,500	25/05/2024
3	85 Peel St WINDSOR 3181	\$1,290,000	11/05/2024

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:

25/07/2024 12:14

8 Dixon Street, Prahran Vic 3181



Andrew James
03 9509 0411
0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending June 2024: \$1,715,000



Property Type: House (Res)

Agent Comments

Comparable Properties



11 Harvey St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,203,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 163 sqm approx



18 Spring St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,239,500

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)



85 Peel St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,290,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 133 sqm approx

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



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