

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 10/19 - 23 Izett Street, Prahran Vic 3181

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$557,750

Property Type Unit

Suburb Prahran

Period - From 01/10/2024

to 31/12/2024

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	5/21 Izett St PRAHRAN 3181	\$432,000	18/09/2024
2	209/201 High St PRAHRAN 3181	\$400,000	02/09/2024
3	4/21 Izett St PRAHRAN 3181	\$410,000	18/07/2024

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:

28/01/2025 15:04

10/19 - 23 Izett Street, Prahran Vic 3181



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$420,000
Median Unit Price
December quarter 2024: \$557,750

Comparable Properties



5/21 Izett St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$432,000
Method: Sold Before Auction
Date: 18/09/2024
Property Type: Apartment



209/201 High St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 02/09/2024
Property Type: Apartment



4/21 Izett St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$410,000
Method: Sold Before Auction
Date: 18/07/2024
Property Type: Unit

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153



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