

# 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

5 Dixon 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,705,000 Property Type House Suburb Prahran

Period - From 01/10/2023 to 30/09/2024 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	10 Nicholson St SOUTH YARRA 3141	\$1,350,000	26/10/2024
2	189 Brighton St RICHMOND 3121	\$1,350,000	07/12/2024
3	62 Duke St WINDSOR 3181	\$1,373,000	29/10/2024

**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:

06/01/2025 11:33



**Property Type:** House

Agent Comments

## Comparable Properties



**10 Nicholson St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House (Res)

**Land Size:** 162 sqm approx



**189 Brighton St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** House (Res)

**Land Size:** 170 sqm approx



**62 Duke St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$1,373,000

**Method:** Private Sale

**Date:** 29/10/2024

**Property Type:** House