

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

9/2a Lexton Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Prahran

Period - From 03/02/2024 to 02/02/2025 Source Property Data

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	6/317 Dandenong Rd PRAHRAN 3181	\$500,000	31/01/2025
2	5/2 Wando Gr ST KILDA EAST 3183	\$490,000	15/01/2025
3	6/29 Charnwood Rd ST KILDA 3182	\$485,000	14/01/2025

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:

10/02/2025 14:14

9/2a Lexton Grove, Prahran Vic 3181



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median Unit Price
03/02/2024 - 02/02/2025: \$525,000

Comparable Properties



6/317 Dandenong Rd PRAHRAN 3181 (REI)

[Agent Comments](#)



Price: \$500,000
Method: Private Sale
Date: 31/01/2025
Property Type: Apartment



5/2 Wando Gr ST KILDA EAST 3183 (REI)

[Agent Comments](#)



Price: \$490,000
Method: Private Sale
Date: 15/01/2025
Property Type: Unit



6/29 Charnwood Rd ST KILDA 3182 (REI)

[Agent Comments](#)



Price: \$485,000
Method: Private Sale
Date: 14/01/2025
Property Type: Apartment

Account - Geoff Nixon RE | P: 03 9528 4422



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