

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 Ivy Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,130,000 Property Type Townhouse Suburb Prahran

Period - From 07/03/2024 to 06/03/2025 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	2/551 Toorak Rd TOORAK 3142	\$1,780,000	17/10/2024
2	9 Northcote Rd ARMADALE 3143	\$2,000,000	10/10/2024
3			

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: 07/03/2025 10:23



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 174 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,850,000 - \$2,000,000
Median Townhouse Price
07/03/2024 - 06/03/2025: \$1,130,000

Comparable Properties



2/551 Toorak Rd TOORAK 3142 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,780,000
Method: Private Sale
Date: 17/10/2024
Property Type: Townhouse (Res)



9 Northcote Rd ARMADALE 3143 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,000,000
Method: Private Sale
Date: 10/10/2024
Property Type: Townhouse (Res)

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.