

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

12/5 JESSAMINE AVENUE PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Prahran

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

3/7 LEWISHAM ROAD WINDSOR VIC 3181	\$790,000	08-Mar-25
2/43 GRANDVIEW GROVE PRAHRAN VIC 3181	\$788,000	21-Jul-25
5/237 DANDENONG ROAD WINDSOR VIC 3181	\$805,000	14-Jun-25

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 6 months.~~

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**3/7 LEWISHAM ROAD WINDSOR
VIC 3181**

2 1 1

Sold Price **\$790,000** Sold Date **08-Mar-25**

Distance **0.4km**



**2/43 GRANDVIEW GROVE
PRAHRAN VIC 3181**

2 1 1

Sold Price **\$788,000** Sold Date **21-Jul-25**

Distance **0.96km**



**5/237 DANDENONG ROAD
WINDSOR VIC 3181**

3 1 1

Sold Price **\$805,000** Sold Date **14-Jun-25**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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