

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$1,920,000

### Median sale price

Median price

\$1,640,000

Property Type

House

Suburb

Prahran

Period - From

19/05/2024

to

18/05/2025

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	41 Eastbourne St WINDSOR 3181	\$1,900,000	14/04/2025
2	14 Balmoral PI SOUTH YARRA 3141	\$1,920,000	14/03/2025
3	68 Osborne St SOUTH YARRA 3141	\$1,950,000	14/03/2025

**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:

19/05/2025 10:57



3 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**41 Eastbourne St WINDSOR 3181 (REI)**

Agent Comments

3 2 1

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 14/04/2025

**Property Type:** House



**14 Balmoral PI SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,920,000

**Method:** Expression of Interest

**Date:** 14/03/2025

**Property Type:** House (Res)

**Land Size:** 163 sqm approx



**68 Osborne St SOUTH YARRA 3141 (REI)**

Agent Comments

3 3 2

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 14/03/2025

**Property Type:** Townhouse (Single)