Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

Single price \$1,920,000

Median sale price

Median price	\$1,640,000	Pro	perty Type Ho	use		Suburb	Prahran
Period - From	19/05/2024	to	18/05/2025] 8	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

Aut	areas or comparable property	1 1100	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



Date of sale



James Burne 9520 9020 0434 288 066 iburne@bigginscott.com.au

Indicative Selling Price \$1,920,000 **Median House Price** 19/05/2024 - 18/05/2025: \$1,640,000





Property Type: House **Agent Comments**

Comparable Properties



41 Eastbourne St WINDSOR 3181 (REI)

Price: \$1,900,000 Method: Private Sale Date: 14/04/2025 Property Type: House



Agent Comments



14 Balmoral PI SOUTH YARRA 3141 (REI/VG)



Agent Comments

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)

Price: \$1,950,000 Method: Private Sale Date: 14/03/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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