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

25 Ivy Street, Prahran Vic 3181

Indicative selling price

| For the meaning | of this price see | con | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|-----|--------------|------|-------------|------|--------|---------|
| Range betweer | \$1,450,000 | | & | | \$1,550,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,760,000 | Pro | operty Type | Hou | ise | | Suburb | Prahran |
| Period - From | 01/01/2023 | to | 31/12/2023 | | So | urce | REIV | |

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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 222a Williams Rd TOORAK 3142 | \$1,575,000 | 24/02/2024 |
| 2 | 24 Raleigh St WINDSOR 3181 | \$1,500,000 | 11/11/2023 |
| 3 | 8 Glenmark Av ST KILDA 3182 | \$1,486,000 | 03/10/2023 |

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:

19/03/2024 11:03



25 Ivy Street, Prahran Vic 3181

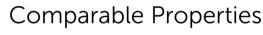


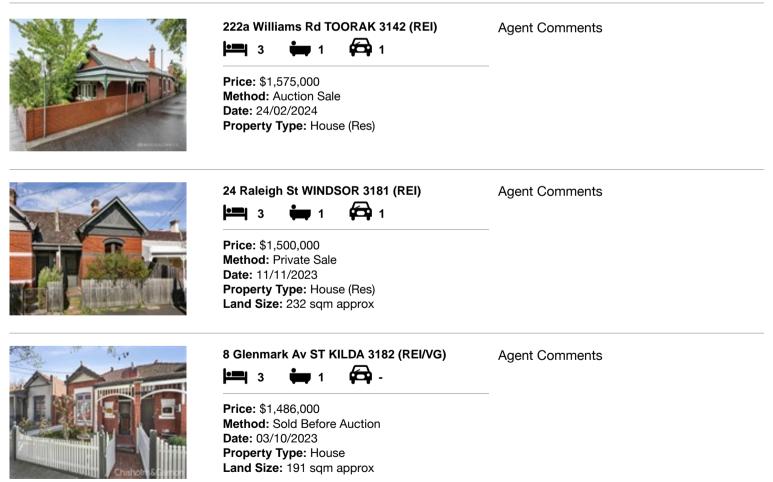




Property Type: Agent Comments Peter Vigano 03 9810 5000 0407 301 224 petervigano@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending December 2023: \$1,760,000





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property data

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