

# 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

2/2A Lexton Grove, 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

\$599,000

### Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2022

to

31/12/2022

Source

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.

|   | Address of comparable property | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 403/270 High St PRAHRAN 3181   | \$600,000 | 25/02/2023   |
| 2 | 216/15 Clifton St PRAHRAN 3181 | \$585,000 | 08/02/2023   |
| 3 | 15/765 Malvern Rd TOORAK 3142  | \$576,000 | 11/02/2023   |

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:

10/03/2023 10:56



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**403/270 High St PRAHRAN 3181 (REI)**

**Agent Comments**

2 2 1

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** Apartment



**216/15 Clifton St PRAHRAN 3181 (REI)**

**Agent Comments**

2 2 1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 08/02/2023

**Property Type:** Apartment



**15/765 Malvern Rd TOORAK 3142 (REI)**

**Agent Comments**

1 1 2

**Price:** \$576,000

**Method:** Private Sale

**Date:** 11/02/2023

**Property Type:** Apartment