

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

11/2-4 Jessamine Avenue, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$535,000

Median sale price

Median price \$550,500

Property Type Unit

Suburb Prahran

Period - From 01/01/2026

to 31/03/2026

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	3/3a Hughenden Rd ST KILDA EAST 3183	\$510,000	06/05/2026
2	11/26 Denbigh Rd ARMADALE 3143	\$505,000	24/02/2026
3	12/4 Rae Ct PRAHRAN 3181	\$513,000	05/02/2026

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:

21/05/2026 17:02

James Burne
9520 9020
0434 288 066
jburne@bigginScott.com.au



1 1 0

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$535,000
Median Unit Price
March quarter 2026: \$550,500

Comparable Properties



3/3a Hughenden Rd ST KILDA EAST 3183 (REI)

[Agent Comments](#)

1 1 1

Price: \$510,000
Method: Sold Before Auction
Date: 06/05/2026
Property Type: Apartment



11/26 Denbigh Rd ARMADALE 3143 (VG)

[Agent Comments](#)

1 - -

Price: \$505,000
Method: Sale
Date: 24/02/2026
Property Type: Strata Unit/Flat



12/4 Rae Ct PRAHRAN 3181 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$513,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: Unit

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