

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

3 Dixon Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Prahran

Period - From 21/07/2024

to

20/07/2025

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	34 Hardy St SOUTH YARRA 3141	\$1,145,000	14/06/2025
2	70 Spring St PRAHRAN 3181	\$1,200,000	26/05/2025
3	43 Hornby St WINDSOR 3181	\$1,175,000	03/05/2025

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:

21/07/2025 09:16

Michael Tynan
03 9520 9000
0430 163 902

mtynan@bigginScott.com.au

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

21/07/2024 - 20/07/2025: \$1,710,000



2 1

Property Type: House

Agent Comments

Comparable Properties



34 Hardy St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$1,145,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 108 sqm approx



70 Spring St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,200,000

Method: Sold Before Auction

Date: 26/05/2025

Property Type: House (Res)

Land Size: 184 sqm approx



43 Hornby St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,175,000

Method: Auction Sale

Date: 03/05/2025

Property Type: House (Res)

Land Size: 146 sqm approx

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