

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 \$950,000

&

\$1,045,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Prahran

Period - From 13/08/2024

to

12/08/2025

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	68 Surrey Rd SOUTH YARRA 3141	\$1,050,000	06/08/2025
2	54 Union St WINDSOR 3181	\$1,035,000	02/08/2025
3	14 Young St ST KILDA EAST 3183	\$1,038,000	05/07/2025

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:

13/08/2025 13:15

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

13/08/2024 - 12/08/2025: \$1,710,000



2 1

Property Type: House

Agent Comments

Comparable Properties



68 Surrey Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,050,000

Method: Sold Before Auction

Date: 06/08/2025

Property Type: House



54 Union St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,035,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 187 sqm approx



14 Young St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$1,038,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)