

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

12/5 JESSAMINE AVENUE PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,999

Property type

Unit

Suburb

Prahran

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

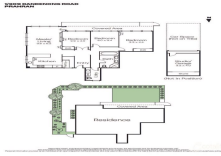
1/309 DANDENONG ROAD PRAHRAN VIC 3181	\$950,000	25-Mar-25
3/74 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$860,000	29-Jun-25
10/16 SPRINGFIELD AVENUE TOORAK VIC 3142	\$900,000	15-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 06 August 2025

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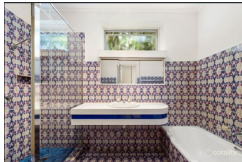


**1/309 DANDENONG ROAD
PRAHRAN VIC 3181**

3 1 1

Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **25-Mar-25**

Distance **0.36km**

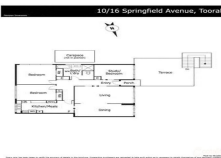


**3/74 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

3 1 1

Sold Price ^{RS} **\$860,000** Sold Date **29-Jun-25**

Distance **0.7km**



**10/16 SPRINGFIELD AVENUE
TOORAK VIC 3142**

3 1 1

Sold Price **\$900,000** Sold Date **15-Mar-25**

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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