

# 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

9/16 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 \$610,000

### Median sale price

Median price \$505,000

Property Type Unit

Suburb Prahran

Period - From 01/01/2025

to 31/12/2025

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	10/329 Dandenong Rd PRAHRAN 3181	\$609,000	09/12/2025
2	4/123 Chomley St PRAHRAN 3181	\$585,000	18/11/2025
3	7/97 Chomley St PRAHRAN 3181	\$616,000	13/11/2025

**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:

23/03/2026 09:34



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$610,000  
**Median Unit Price**  
Year ending December 2025: \$505,000

## Comparable Properties



**10/329 Dandenong Rd PRAHRAN 3181 (REI/VG)**

[Agent Comments](#)

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**Price:** \$609,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** Apartment



**4/123 Chomley St PRAHRAN 3181 (REI/VG)**

[Agent Comments](#)

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**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 18/11/2025  
**Property Type:** Apartment



**7/97 Chomley St PRAHRAN 3181 (REI/VG)**

[Agent Comments](#)

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**Price:** \$616,000  
**Method:** Sold Before Auction  
**Date:** 13/11/2025  
**Property Type:** Apartment

**Account - Jellis Craig | P: 03 8644 5500**



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