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

Range between $550,000 & $575,000

Median sale price

Median price $525,500 Property Type Unit Suburb Prahran

Period - From 01/04/2025 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	10/218 Alma Rd ST KILDA EAST 3183	$670,000	07/05/2026
2	24/19-23 Izett St PRAHRAN 3181	$630,000	05/05/2026
3	10/32 Wynnstay Rd PRAHRAN 3181	$622,400	02/05/2026

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: 12/05/2026 15:52

9/16 Lexton Grove, Prahran Vic 3181

JellisCraig



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $575,000
Median Unit Price
Year ending March 2026: $525,500

Comparable Properties



10/218 Alma Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $670,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: Apartment

Agent Comments



24/19-23 Izett St PRAHRAN 3181 (REI)

2 1 1

Price: $630,000
Method: Private Sale
Date: 05/05/2026
Property Type: Apartment

Agent Comments



10/32 Wynnstay Rd PRAHRAN 3181 (REI)

2 1 1

Price: $622,400
Method: Auction Sale
Date: 02/05/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE | propertydata.com.au

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