

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

10/15 Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Prahran

Period - From 29/05/2025

to

28/05/2026

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	6a Penleigh Ct ST KILDA EAST 3183	\$1,160,000	27/03/2026
2	69 The Avenue WINDSOR 3181	\$1,200,000	15/02/2026
3	5/300-302 Inkerman St ST KILDA EAST 3183	\$1,050,000	10/01/2026

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:

29/05/2026 10:05



2
 2
 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

29/05/2025 - 28/05/2026: \$1,625,000

Comparable Properties



6a Penleigh Ct ST KILDA EAST 3183 (REI/VG)

2
 2
 2

Price: \$1,160,000

Method: Sold Before Auction

Date: 27/03/2026

Property Type: Townhouse (Res)

Land Size: 160 sqm approx

Agent Comments

St Kilda East location, 2 x car, town house



69 The Avenue WINDSOR 3181 (REI/VG)

3
 2
 2

Price: \$1,200,000

Method: Private Sale

Date: 15/02/2026

Property Type: Townhouse (Res)

Agent Comments

3 x bedroom, 2 x bath, 2 x car, larger, Windsor location



5/300-302 Inkerman St ST KILDA EAST 3183 (REI)

3
 2
 1

Price: \$1,050,000

Method: Private Sale

Date: 10/01/2026

Property Type: Townhouse (Res)

Agent Comments

Main Road address, 3 x bedroom, 2 x bath, 1 x car, St Kilda location

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