

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

11/1a Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Prahran

Period - From 01/04/2023 to 31/03/2024 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	122/32 Bray St SOUTH YARRA 3141	\$450,000	27/02/2024
2	801/15 Clifton St PRAHRAN 3181	\$430,000	27/02/2024
3	403/28 Wilson St SOUTH YARRA 3141	\$428,000	26/02/2024

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:

13/06/2024 09:34



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
Year ending March 2024: \$550,000

Comparable Properties



122/32 Bray St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 27/02/2024
Property Type: Strata Unit/Flat

801/15 Clifton St PRAHRAN 3181 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 27/02/2024
Property Type: Strata Unit/Flat

403/28 Wilson St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$428,000
Method: Sale
Date: 26/02/2024
Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9864 5000