

# 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

13/19 Irving Avenue, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000

### 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	7/14 Chatsworth Rd PRAHRAN 3181	\$580,000	16/01/2024
2	8/34 Chomley St PRAHRAN 3181	\$575,000	27/01/2024
3	21/20 Wynnstay Rd PRAHRAN 3181	\$572,500	25/03/2024

**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: 01/05/2024 14:40



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$580,000  
**Median Unit Price**  
Year ending March 2024: \$550,000

## Comparable Properties



**7/14 Chatsworth Rd PRAHRAN 3181 (VG)**

**Agent Comments**

2   -   -

**Price:** \$580,000  
**Method:** Sale  
**Date:** 16/01/2024  
**Property Type:** Strata Unit/Flat



**8/34 Chomley St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2   1   -

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 27/01/2024  
**Property Type:** Apartment



**21/20 Wynnstey Rd PRAHRAN 3181 (REI)**

**Agent Comments**

2   1   1

**Price:** \$572,500  
**Method:** Sold Before Auction  
**Date:** 25/03/2024  
**Property Type:** Apartment