

# 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

25 Ivy Street, 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 \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,760,000 Property Type House Suburb Prahran

Period - From 01/01/2023 to 31/12/2023 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	222a Williams Rd TOORAK 3142	\$1,575,000	24/02/2024
2	24 Raleigh St WINDSOR 3181	\$1,500,000	11/11/2023
3	8 Glenmark Av ST KILDA 3182	\$1,486,000	03/10/2023

**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: 19/03/2024 11:03

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

Year ending December 2023: \$1,760,000



2   1   1

**Property Type:**

Agent Comments

## Comparable Properties



**222a Williams Rd TOORAK 3142 (REI)**

Agent Comments

3   1   1

**Price:** \$1,575,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)



**24 Raleigh St WINDSOR 3181 (REI)**

Agent Comments

3   1   1

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 232 sqm approx



**8 Glenmark Av ST KILDA 3182 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$1,486,000

**Method:** Sold Before Auction

**Date:** 03/10/2023

**Property Type:** House

**Land Size:** 191 sqm approx