

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

9/15 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 \$1,255,500

Property Type Townhouse

Suburb Prahran

Period - From 02/07/2023

to 01/07/2024

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	14 Queen St ST KILDA EAST 3183	\$1,162,500	08/06/2024
2	119 Williams Rd PRAHRAN 3181	\$1,088,000	18/05/2024
3			

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:

02/07/2024 16:28



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



14 Queen St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,162,500

Method: Private Sale

Date: 08/06/2024

Property Type: House (Res)



119 Williams Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,088,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

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.