

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

12/15 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

&

\$1,155,000

Median sale price

Median price \$1,130,000

Property Type Townhouse

Suburb Prahran

Period - From 05/03/2024

to

04/03/2025

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	1/15 Irving Av PRAHRAN 3181	\$1,130,000	11/11/2024
2	4/47 Lansdowne Rd ST KILDA EAST 3183	\$1,075,000	31/10/2024
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:

05/03/2025 15:40



2 2 1

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median Townhouse Price
05/03/2024 - 04/03/2025: \$1,130,000

Comparable Properties



1/15 Irving Av PRAHRAN 3181 (REI/VG)

Agent Comments

2 2 1

Price: \$1,130,000
Method: Private Sale
Date: 11/11/2024
Property Type: Townhouse (Single)



4/47 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 2 1

Price: \$1,075,000
Method: Private Sale
Date: 31/10/2024
Property Type: Townhouse (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.