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	9/21 Irving Avenue, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$550,000

Median sale price

Median price	\$522,500	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/10/2023	to	30/09/2024	S	ource	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

Address of comparable property		Price	Date of sale
1	108/201 High St PRAHRAN 3181	\$520,000	22/11/2024
2	601/25 Clifton St PRAHRAN 3181	\$535,000	27/11/2024
3	16/97 Chomley St PRAHRAN 3181	\$538,500	29/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/01/2025 14:46





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Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending September 2024: \$522,500



Property Type: Apartment **Agent Comments**

Comparable Properties



108/201 High St PRAHRAN 3181 (REI/VG)

Agent Comments

Price: \$520,000 Method: Private Sale Date: 22/11/2024

Property Type: Apartment



601/25 Clifton St PRAHRAN 3181 (REI)

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Agent Comments

Price: \$535,000 Method: Private Sale Date: 27/11/2024

Property Type: Apartment



16/97 Chomley St PRAHRAN 3181 (REI/VG)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



Price: \$538,500 Method: Private Sale Date: 29/10/2024

Property Type: Apartment

Agent Comments





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