

# 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

1 Irene Place, 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 \$5,500,000

&

\$6,000,000

### Median sale price

Median price \$1,789,000

Property Type House

Suburb Prahran

Period - From 01/10/2024

to 30/09/2025

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 | 39 Glassford St ARMADALE 3143  | \$6,460,000 | 28/10/2025   |
| 2 |                                |             |              |
| 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:

13/11/2025 19:06



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Property Type: House  
Land Size: 492 sqm approx  
Agent Comments

Indicative Selling Price  
\$5,500,000 - \$6,000,000  
Median House Price  
Year ending September 2025: \$1,789,000

## Comparable Properties



39 Glassford St ARMADALE 3143 (REI)

4 3 3

Agent Comments

Price: \$6,460,000  
Method: Expression of Interest  
Date: 28/10/2025  
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.