

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

2/23 Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 to 31/12/2025 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.~~

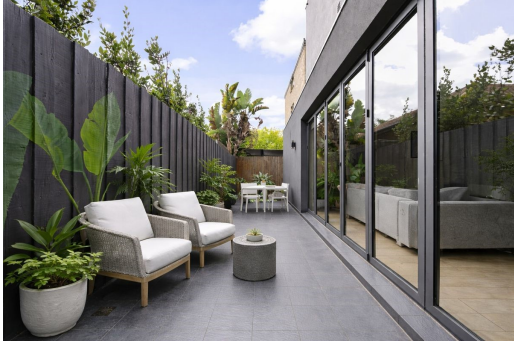
	Address of comparable property	Price	Date of sale
1	7/17 Irving Av PRAHRAN 3181	\$760,000	14/02/2026
2	220/2 Hobson St SOUTH YARRA 3141	\$795,000	17/12/2025
3			

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: 16/02/2026 10:27

2/23 Irving Avenue, Prahran Vic 3181



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median Unit Price
December quarter 2025: \$560,000

Comparable Properties



7/17 Irving Av PRAHRAN 3181 (REI)

[Agent Comments](#)

 2  1  1

Price: \$760,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Apartment



220/2 Hobson St SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$795,000
Method: Private Sale
Date: 17/12/2025
Property Type: Apartment

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.

Account - McGrath South Yarra



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