

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

22 Irving Avenue, Prahran VIC 3181

Indicative selling price

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

Range between

\$1,600,000

&

\$1,650,000

Median sale price

Median price

\$1,789,000

Property Type

House

Suburb

Prahran

Period - From

15/06/2025

to

14/12/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
37 Marriott St, St Kilda Vic	\$1,650,000	30/10/2025
566 Orrong Rd, Armadale Vic	\$1,600,000	08/10/2025
32 Godfrey Av, St Kilda East Vic	\$1,700,000	19/07/2025

This Statement of Information was prepared on:

15/12/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

22 Irving Avenue, Prahran VIC 3181



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Property Type: House
Suzie Farrell

0428 379 908
sfarrell@woodards.com.au
Indicative Selling Price
\$1,600,000 - \$1,650,000
Median House Price
Year ending December 2025: \$1,789,000

Comparable Properties



37 Marriott St, St Kilda Vic

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Price: \$1,650,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 235 sqm approx



566 Orrong Rd, Armadale Vic

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Price: \$1,600,000
Method: Private Sale
Date: 08/10/2025
Property Type: House
Land Size: 267 sqm approx



32 Godfrey Av, St Kilda East Vic

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Price: \$1,700,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House
Land Size: 215 sqm approx

Account - Woodards Elsternwick | P: 9519 8333



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