## 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

#### Median sale price

Median price	\$1,789,000	Pro	operty Type H	ouse		Suburb	Prahran
Period - From	24/05/2025	to	23/11/2025	So	ource	pdol	

#### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
42 Clarke St, Prahran Vic	\$1,680,000	16/08/2025
32 Godfrey Av, St Kilda East Vic	\$1,700,000	19/07/2025

This Statement of Information was prepared on: 24/11/2025
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#### 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.







Property Type: House

Suzie Farrell

0428 379 908 sfarrell@woodards.com.au Indicative Selling Price \$1,650,000 - \$1,700,000 Median House Price

Year ending November 2025: \$1,789,000

### Comparable Properties



42 Clarke St, Prahran Vic

**19** 3 <del>19</del> 1 **19** 0

Price: \$1,680,000 Method: Auction Sale Date: 16/08/2025 Property Type: House Land Size: 196 sqm approx



32 Godfrey Av, St Kilda East Vic

**□** 3 <del>□</del> 1 **□** 0

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



