

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 \$760,000

&

\$800,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2025

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	307/22-24 Pakington St ST KILDA 3182	\$780,000	29/09/2025
2	8/247 Williams Rd SOUTH YARRA 3141	\$795,000	16/08/2025
3	19/40-50 High St WINDSOR 3181	\$786,000	12/07/2025

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:

11/11/2025 15:43



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$760,000 - \$800,000

Median Unit Price

September quarter 2025: \$530,000

Comparable Properties



307/22-24 Pakington St ST KILDA 3182 (REI)

Agent Comments

 2
  2
  1

Price: \$780,000

Method: Private Sale

Date: 29/09/2025

Property Type: Apartment



8/247 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$795,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Apartment



19/40-50 High St WINDSOR 3181 (REI)

Agent Comments

 2
  2
  2

Price: \$786,000

Method: Auction Sale

Date: 12/07/2025

Property Type: Apartment

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614