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	27 Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Single price $3,500,000

Median sale price

Median price $1,705,000 Property Type House Suburb Prahran

Period - From 01/10/2023 to 30/09/2024 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	81 Mathoura Rd TOORAK 3142	$3,830,000	14/09/2024
2	85 Chatsworth Rd PRAHRAN 3181	$3,750,000	22/06/2024
3	21 Seymour Av ARMADALE 3143	$3,935,000	22/06/2024

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: 21/10/2024 13:51

27 Irving Avenue, Prahran Vic 3181

MARSHALL WHITE



3 2 2

Property Type: House
Land Size: 441 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000
Median House Price
Year ending September 2024: $1,705,000

Comparable Properties



81 Mathoura Rd TOORAK 3142 (REI)

4 2 2

Price: $3,830,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments



85 Chatsworth Rd PRAHRAN 3181 (REI/VG)

3 2 2

Price: $3,750,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 430 sqm approx

Agent Comments



21 Seymour Av ARMADALE 3143 (REI/VG)

3 2 1

Price: $3,935,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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