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	46 Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between $1,850,000 & $2,035,000

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	27 Cambridge St ARMADALE 3143	$2,020,000	07/10/2024
2	49 Earl St WINDSOR 3181	$1,860,000	12/09/2024
3	56 Bayview St PRAHRAN 3181	$1,905,000	05/09/2024

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: 07/11/2024 14:51

46 Irving Avenue, Prahran Vic 3181

Tom McCarthy
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4 3 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,850,000 - $2,035,000
Median House Price
Year ending September 2024: $1,705,000

Comparable Properties



27 Cambridge St ARMADALE 3143 (REI)

3 2 -

Price: $2,020,000
Method: Private Sale
Date: 07/10/2024
Property Type: House (Res)

Agent Comments

3 bed, 2 bath, 0 car.



49 Earl St WINDSOR 3181 (REI)

3 3 -

Price: $1,860,000
Method: Sold Before Auction
Date: 12/09/2024
Property Type: House (Res)

Agent Comments

3 bed, 3 bath, 0 car.



56 Bayview St PRAHRAN 3181 (REI)

3 2 1

Price: $1,905,000
Method: Sold Before Auction
Date: 05/09/2024
Property Type: House (Res)

Agent Comments

3 bed, 2 bath, 1 car.

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