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: 31/19 Izett Street, Prahran Vic 3181

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $522,500 Property Type Unit Suburb Prahran

Period - From 01/04/2024 to 31/03/2025 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	506/105 High St PRAHRAN 3181	$717,500	24/04/2025
2	23/30 Murphy St SOUTH YARRA 3141	$715,000	08/04/2025
3	505/105 High St PRAHRAN 3181	$690,000	02/04/2025

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: 13/05/2025 09:46

RT Edgar



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median Unit Price
Year ending March 2025: $522,500

Comparable Properties



506/105 High St PRAHRAN 3181 (REI)

2 2 1

Price: $717,500
Method: Private Sale
Date: 24/04/2025
Property Type: Apartment

Agent Comments



23/30 Murphy St SOUTH YARRA 3141 (REI)

2 1 1

Price: $715,000
Method: Private Sale
Date: 08/04/2025
Property Type: Unit

Agent Comments



505/105 High St PRAHRAN 3181 (REI)

2 2 1

Price: $690,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE | propertydata.com.au

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