

# 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

16/1a Irving Avenue, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$490,000

### Median sale price

Median price

\$557,750

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2024

to

31/12/2024

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	2/13 Arkle St PRAHRAN 3181	\$487,500	10/12/2024
2	1/18 Lewisham Rd WINDSOR 3181	\$467,000	13/11/2024
3	4/35 Kooyong Rd ARMADALE 3143	\$475,000	08/11/2024

**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:

24/03/2025 10:04



1 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$490,000

**Median Unit Price**

December quarter 2024: \$557,750

## Comparable Properties



**2/13 Arkle St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$487,500

**Method:** Private Sale

**Date:** 10/12/2024

**Property Type:** Apartment



**1/18 Lewisham Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$467,000

**Method:** Auction Sale

**Date:** 13/11/2024

**Property Type:** Unit



**4/35 Kooyong Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 08/11/2024

**Property Type:** Apartment

**Account - Jellis Craig | P: 03 9864 5000**