

# 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

4/17 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)

Range between \$790,000 & \$840,000

### Median sale price

Median price \$505,000 Property Type Unit Suburb Prahran

Period - From 01/01/2025 to 31/12/2025 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 | 219/87 High St PRAHRAN 3181    | \$840,000 | 13/03/2026   |
| 2 | 2/32 Williams Rd PRAHRAN 3181  | \$830,100 | 27/02/2026   |
| 3 | 11/2a The Avenue WINDSOR 3181  | \$791,000 | 23/12/2025   |

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:

02/04/2026 12:16



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**219/87 High St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$840,000

**Method:** Private Sale

**Date:** 13/03/2026

**Property Type:** Apartment



**2/32 Williams Rd PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$830,100

**Method:** Private Sale

**Date:** 27/02/2026

**Property Type:** Apartment



**11/2a The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$791,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** Apartment