

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

10/15 Irving Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$1,080,000

&

\$1,100,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Prahran

Period - From 01/04/2026

to 30/06/2026

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	5/66 Williams Rd PRAHRAN 3181	\$1,125,000	08/07/2026
2	4/19 Hotham St ST KILDA EAST 3183	\$1,050,000	03/06/2026
3	7/7 Nelson St BALACLAVA 3183	\$1,080,000	14/02/2026

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:

20/07/2026 11:46



2 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,100,000

Median House Price

June quarter 2026: \$1,625,000

Comparable Properties



5/66 Williams Rd PRAHRAN 3181 (REI)

2 2 1

Price: \$1,125,000

Method: Private Sale

Date: 08/07/2026

Property Type: Townhouse (Single)

Agent Comments

Town House, 2 x bed, 2 x bath, 1 x car, Main Road Address



4/19 Hotham St ST KILDA EAST 3183 (REI)

2 2 1

Price: \$1,050,000

Method: Private Sale

Date: 03/06/2026

Property Type: Townhouse (Single)

Agent Comments

Town House, 2 x bedroom, 2 x bath, 1 x car, St Kilda East location



7/7 Nelson St BALACLAVA 3183 (REI/VG)

2 2 1

Price: \$1,080,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)

Agent Comments

Town House, 2 x bedroom, 2 x bath, 1 x car, Balaclava location