

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 16/42 Porter Street, Prahran, VIC 3181

Indicative selling price

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

Price Range

\$120,000

&

\$130,000

Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

Prahran (3181)

Period - From

01/04/2023

to

31/03/2024

Source

CoreLogic

Comparable property sales

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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
420/42 PORTER STREET, PRAHRAN VIC 3181	\$135,000	14/03/2024
507/42 PORTER STREET, PRAHRAN VIC 3181	\$125,000	17/01/2024
206/8 PORTER STREET, PRAHRAN VIC 3181	\$125,000	07/11/2023

This Statement of Information was prepared on: 08/04/2024