

# 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

504/59 Porter Street, 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 \$490,000 & \$520,000

### Median sale price

Median price \$525,000 Property Type Unit Suburb Prahran

Period - From 16/04/2023 to 15/04/2024 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	304/59 Porter St PRAHRAN 3181	\$506,000	21/03/2024
2	609/35 Wilson St SOUTH YARRA 3141	\$500,000	25/01/2024
3	14/40 Upton Rd WINDSOR 3181	\$495,000	23/02/2024

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:

16/04/2024 19:33



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$490,000 - \$520,000

**Median Unit Price**

16/04/2023 - 15/04/2024: \$525,000

## Comparable Properties



**304/59 Porter St PRAHRAN 3181 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$506,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** Apartment



**609/35 Wilson St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 25/01/2024

**Property Type:** Apartment



**14/40 Upton Rd WINDSOR 3181 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 23/02/2024

**Property Type:** Apartment