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

606/14-18 Porter Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$630,000		&		\$680,000			
Median sale p	rice							
Median price	\$522,500	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	2005/229 Toorak Rd SOUTH YARRA 3141	\$610,000	23/10/2024
2	506/10 Porter St PRAHRAN 3181	\$670,000	14/08/2024
3	306/16 Porter St PRAHRAN 3181	\$675,000	29/06/2024

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:

25/10/2024 09:43









Property Type: Agent Comments Indicative Selling Price \$630,000 - \$680,000 Median Unit Price Year ending September 2024: \$522,500

Comparable Properties



2005/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$610,000 Method: Private Sale Date: 23/10/2024 Property Type: Apartment

506/10 Porter St PRAHRAN 3181 (VG)

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Price: \$670,000 Method: Sale Date: 14/08/2024 Property Type: Strata Unit/Flat



306/16 Porter St PRAHRAN 3181 (REI/VG)



ST PRAHRAN 3181 (REI/VG)

Agent Comments

Agent Comments

Price: \$675,000 Method: Private Sale Date: 29/06/2024 Property Type: Unit

Account - Little Real Estate | P: 07 3037 0255



propertydata

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