

# 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 120/42 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)

Single Price \$120,000

### Median sale price

Median price \$500,000 Property Type Apartment Suburb Prahran (3181)

Period - From 01/03/2023 to 29/02/2024 Source CoreLogic

### Comparable property sales

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
9/42 PORTER STREET, PRAHRAN VIC 3181	\$110,000	18/12/2023
507/42 PORTER STREET, PRAHRAN VIC 3181	\$125,000	17/01/2024
420/42 PORTER STREET, PRAHRAN VIC 3181	\$135,000	14/03/2024

This Statement of Information was prepared on: 23/03/2024