

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 603/14-18 Porter Street, Prahran Vic 3181

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 08/05/2023 to 07/05/2024 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	404/8e Evergreen Mews ARMADALE 3143	\$780,000	29/04/2024
2	410/1 Clara St SOUTH YARRA 3141	\$765,000	09/04/2024
3	11/109 Westbury St ST KILDA EAST 3183	\$702,000	13/04/2024

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: 08/05/2024 08:47



Property Type:
Agent Comments

Indicative Selling Price
\$740,000 - \$790,000
Median Unit Price
08/05/2023 - 07/05/2024: \$560,000

Comparable Properties



404/8e Evergreen Mews ARMADALE 3143 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 29/04/2024
Property Type: Apartment



410/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 09/04/2024
Property Type: Apartment



11/109 Westbury St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$702,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit