Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	705/14-18 Porter Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$5	522,500	Pro	perty Type	Unit		Suburb	Prahran
Period - From 01	1/04/2024 t	to	31/03/2025		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

,	and the companion property		Date of care
1	1012/229 Toorak Rd SOUTH YARRA 3141	\$629,500	26/04/2025
2	708/8 Garden St SOUTH YARRA 3141	\$665,000	15/03/2025
3	1602/7 Yarra St SOUTH YARRA 3141	\$646,000	22/02/2025

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:	30/04/2025 11:44



Date of sale



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Property Type:
Agent Comments

Indicative Selling Price \$650,000 Median Unit Price Year ending March 2025: \$522,500

Comparable Properties



1012/229 Toorak Rd SOUTH YARRA 3141 (REI)

1

Price: \$629,500 **Method:** Auction Sale **Date:** 26/04/2025

Property Type: Apartment

Agent Comments



708/8 Garden St SOUTH YARRA 3141 (REI)

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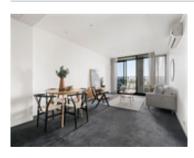
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Agent Comments

Price: \$665,000 Method: Private Sale Date: 15/03/2025

Property Type: Apartment



1602/7 Yarra St SOUTH YARRA 3141 (REI)

2

1

Agent Comments

Price: \$646,000 Method: Auction Sale Date: 22/02/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



