

# 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

705/14-18 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 \$650,000

### Median sale price

Median price \$522,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2024

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	Price	Date of sale
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



2   2   1

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)

Agent Comments

2   2   1

Price: \$629,500  
Method: Auction Sale  
Date: 26/04/2025  
Property Type: Apartment



708/8 Garden St SOUTH YARRA 3141 (REI)

Agent Comments

2   2   1

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



1602/7 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments

2   2   1

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

