Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	606/14-18 Porter Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000 & \$650,00

Median sale price

Median price	\$557,750	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	305/16 Porter St PRAHRAN 3181	\$685,000	07/02/2025
2	701/20 Garden St SOUTH YARRA 3141	\$705,000	16/11/2024
3	503/10 Porter St PRAHRAN 3181	\$630,000	25/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/02/2025 08:47













Property Type:
Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price December quarter 2024: \$557,750

Comparable Properties



305/16 Porter St PRAHRAN 3181 (REI)

2



2

1

Agent Comments

Price: \$685,000 **Method:** Private Sale **Date:** 07/02/2025

Property Type: Apartment



701/20 Garden St SOUTH YARRA 3141 (REI)

,





1

Agent Comments

Price: \$705,000 **Method:** Private Sale **Date:** 16/11/2024

Property Type: Apartment

503/10 Porter St PRAHRAN 3181 (VG)



Agent Comments

Price: \$630,000 Method: Sale Date: 25/10/2024

Property Type: Strata Unit/Flat

Account - Little Real Estate | P: 07 3037 0255





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