

## 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

113/8 PORTER STREET PRAHRAN VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$90,000

&

\$99,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Prahran

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

109/8 PORTER STREET PRAHRAN VIC 3181	\$105,000	07-Feb-24
SURREY ROAD SOUTH YARRA VIC 3141	\$95,125	21-Feb-24
4/55 SURREY ROAD SOUTH YARRA VIC 3141	\$95,125	21-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 23 April 2024



## 109/8 PORTER STREET PRAHRAN VIC 3181

Sold Price

**\$105,000**

Sold Date **07-Feb-24**

1 1 -

Distance **0.02km**



## SURREY ROAD SOUTH YARRA VIC 3141

Sold Price

**\$95,125**

Sold Date **21-Feb-24**

2 1 1

Distance **1.04km**



## 4/55 SURREY ROAD SOUTH YARRA VIC 3141

Sold Price

Sold Date **21-Feb-24**

2 1 1

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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