

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

114/8 PORTER STREET PRAHRAN VIC 3181

Indicative selling price

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

Single Price

or range
between

\$115,000

&

\$125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Prahran

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

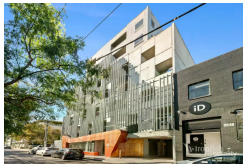
Date of sale

123/42 PORTER STREET PRAHRAN VIC 3181	\$180,000	27-Jun-25
208/42 PORTER STREET PRAHRAN VIC 3181	\$131,000	14-May-25
14/42 PORTER STREET PRAHRAN VIC 3181	\$123,500	17-Mar-25

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: 27 August 2025


**123/42 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

\$180,000

Sold Date

27-Jun-25

1

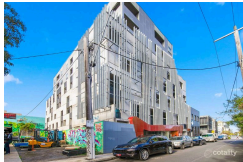


1



1

Distance

0.26km
**208/42 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

\$131,000

Sold Date

14-May-25

1

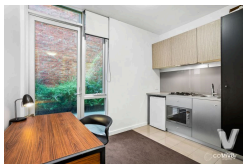


1



-

Distance

0.26km
**14/42 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

\$123,500

Sold Date

17-Mar-25

1



1



1

Distance

0.26km
**310/42 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

\$180,000

Sold Date

30-Apr-25

1



1



1

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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