

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

13/1 DONALD 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

\$135,000

&

\$145,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$564,000

Property type

Unit

Suburb

Prahran

Period-from

01 Nov 2024

to

31 Oct 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

101/42 PORTER STREET PRAHRAN VIC 3181	\$155,000	23-Jul-25
307/32-34 ST EDMONDS ROAD PRAHRAN VIC 3181	\$139,900	06-Aug-25
114/8 PORTER STREET PRAHRAN VIC 3181	\$115,000	03-Oct-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: 17 November 2025



**101/42 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

\$155,000

Sold Date

23-Jul-25

 1  1  -

Distance

0.44km



**307/32-34 ST EDMONDS ROAD
PRAHRAN VIC 3181**

Sold Price

\$139,900

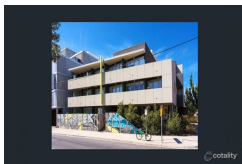
Sold Date

06-Aug-25

 1  1  -

Distance

0.52km



**114/8 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

\$115,000

Sold Date

03-Oct-25

 1  1  1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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