

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$150,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,999

Property type

Unit

Suburb

Prahran

Period-from

01 Jul 2024

to

30 Jun 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

30/29 LYNCH STREET HAWTHORN VIC 3122

\$150,000

02-May-25

2/17 PARK STREET HAWTHORN VIC 3122

\$160,000

20-May-25

515/131 PELHAM STREET CARLTON VIC 3053

\$160,000

12-Feb-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: 22 July 2025



30/29 LYNCH STREET HAWTHORN Sold Price

\$150,000 Sold Date **02-May-25**

VIC 3122

1 1 1

Distance **5.09km**



2/17 PARK STREET HAWTHORN Sold Price

\$160,000 Sold Date **20-May-25**

VIC 3122

1 1 1

Distance **5.4km**



515/131 PELHAM STREET CARLTON Sold Price

Sold Date **12-Feb-25**

VIC 3053

1 1 1

Distance **5.82km**



602/131 PELHAM STREET Sold Price

\$150,000 Sold Date **30-May-25**

CARLTON VIC 3053

1 1 1

Distance **5.82km**

RS = Recent sale

UN = Undisclosed Sale

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