

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

16/42 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

\$169,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Prahran

Period-from

01 Dec 2023

to

30 Nov 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

605/42 PORTER STREET PRAHRAN VIC 3181	\$185,500	12-Jun-24
9/38 DALGETY STREET ST KILDA VIC 3182	\$189,000	25-Jun-24
41/116 INKERMAN STREET ST KILDA VIC 3182	\$185,000	25-Oct-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: 12 December 2024



**605/42 PORTER STREET
PRAHRAN VIC 3181**

1 1 -

Sold Price

\$185,500

Sold Date

12-Jun-24

Distance

0km



**9/38 DALGETY STREET ST KILDA
VIC 3182**

1 1 -

Sold Price

\$189,000

Sold Date

25-Jun-24

Distance

1.51km



**41/116 INKERMANN STREET ST
KILDA VIC 3182**

1 1 -

Sold Price

\$185,000

Sold Date

25-Oct-24

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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