

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	208/42 Porter Street, Prahran, VIC 3181
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$139,950
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Median sale price

Median price	\$558,750	Property Type	Apartment	Suburb	Prahran (3181)
Period - From	01/05/2023	to	30/04/2024	Source	Corelogic

Comparable property sales

A This is one property sold within two kilometres of the property for sale in the last six 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
310/42 PORTER STREET, PRAHRAN VIC 3181	\$180,000	02/05/2024

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 six months.

This Statement of Information was prepared on:	06/05/2025
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