

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

304/16 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

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2024

to

30 Sep 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

606/16 PORTER STREET PRAHRAN VIC 3181	\$593,500	03-Apr-25
705/16 PORTER STREET PRAHRAN VIC 3181	\$645,000	27-May-25
305/16 PORTER STREET PRAHRAN VIC 3181	\$685,000	07-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: 03 October 2025



606/16 PORTER STREET PRAHRAN Sold Price **\$593,500** Sold Date **03-Apr-25**
VIC 3181

 2  2  1

Distance **0km**



705/16 PORTER STREET PRAHRAN Sold Price **\$645,000** Sold Date **27-May-25**
VIC 3181

 2  2  1

Distance **0km**



305/16 PORTER STREET PRAHRAN Sold Price **\$685,000** Sold Date **07-Feb-25**
VIC 3181

 2  2  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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