

## 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

101/42 PORTER STREET PRAHRAN VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$155,000

&

\$165,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jun 2024

to

31 May 2025

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

514/42 PORTER STREET PRAHRAN VIC 3181	\$155,000	18-Jul-24
120/72-76 HIGH STREET WINDSOR VIC 3181	\$162,500	14-Feb-24
101/60 GARDEN STREET SOUTH YARRA VIC 3141	\$155,000	17-Jun-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: 07 June 2025



**514/42 PORTER STREET PRAHRAN  
VIC 3181**

Sold Price

**\$155,000**

Sold Date

**18-Jul-24**

1

1

-

Distance

**0km**



**120/72-76 HIGH STREET WINDSOR  
VIC 3181**

Sold Price

**\$162,500**

Sold Date

**14-Feb-24**

1

1

1

Distance

**0.39km**



**101/60 GARDEN STREET SOUTH  
YARRA VIC 3141**

Sold Price

**\$155,000**

Sold Date

**17-Jun-24**

1

1

-

Distance

**0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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