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	102/36 Porter Street, Prahran Vic 3181

Indicative selling price

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

Range between $450,000 & $485,000

Median sale price

Median price $530,000 Property Type Unit Suburb Prahran

Period - From 27/08/2023 to 26/08/2024 Source REIV

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 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
1	501/657 Chapel St SOUTH YARRA 3141	$478,000	01/08/2024
2	703/1 Clara St SOUTH YARRA 3141	$465,000	29/07/2024
3	601/70 Queens Rd MELBOURNE 3004	$451,000	18/06/2024

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 six months.~~

This Statement of Information was prepared on: 27/08/2024 11:05

102/36 Porter Street, Prahran Vic 3181



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $485,000
Median Unit Price
27/08/2023 - 26/08/2024: $530,000

Comparable Properties

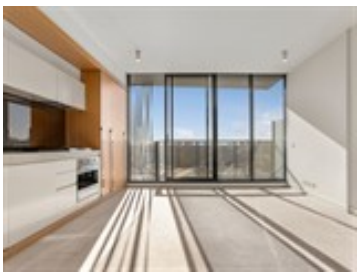


501/657 Chapel St SOUTH YARRA 3141 (REI)

1 1 1

Agent Comments

Price: $478,000
Method: Sold Before Auction
Date: 01/08/2024
Property Type: Apartment



703/1 Clara St SOUTH YARRA 3141 (REI)

1 1 1

Agent Comments

Price: $465,000
Method: Private Sale
Date: 29/07/2024
Property Type: Apartment



601/70 Queens Rd MELBOURNE 3004 (REI/VG)

1 1 1

Agent Comments

Price: $451,000
Method: Private Sale
Date: 18/06/2024
Rooms: 4
Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000

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