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<br>Including suburb and postcode | 14 PROHASKY STREET PORT MELBOURNE VIC 3207 |

## 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 | $1,580,000 | & | $1,680,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $725,000 | Property type | Unit | Suburb | Port Melbourne |
| Period-from | 01 Nov 2024 | to | 31 Oct 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 |
|---|---|---|
| 31 POOLMAN STREET PORT MELBOURNE VIC 3207 | $1,660,000 | 18-Sep-25 |
| 273 GRAHAM STREET PORT MELBOURNE VIC 3207 | $1,675,000 | 29-Jul-25 |
| 24/15 BEACH STREET PORT MELBOURNE VIC 3207 | $1,685,000 | 25-Oct-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: 27 November 2025

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**31 POOLMAN STREET PORT MELBOURNE VIC 3207**

3 2 2

Sold Price **$1,660,000** Sold Date **18-Sep-25**

Distance **1.02km**



**273 GRAHAM STREET PORT MELBOURNE VIC 3207**

3 3 1

Sold Price **$1,675,000** Sold Date **29-Jul-25**

Distance **1.61km**



**24/15 BEACH STREET PORT MELBOURNE VIC 3207**

4 3 1

Sold Price RS **$1,685,000** UN Sold Date **25-Oct-25**

Distance **1.97km**

**RS** = Recent sale **UN** = Undisclosed Sale

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