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	304/59 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	$535,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	Unit	Suburb	Prahran
Period-from	01 Aug 2025	to	31 Jul 2026	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
502/220 COMMERCIAL ROAD PRAHRAN VIC 3181	$530,000	14-Apr-26
15/23 WILLIAM STREET SOUTH YARRA VIC 3141	$535,000	29-May-26
405/5 WILSON STREET SOUTH YARRA VIC 3141	$540,000	12-May-26

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: 17 August 2026

THE AGENCY
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502/220 COMMERCIAL ROAD PRAHRAN VIC 3181

2 1 1

Sold Price **$530,000** Sold Date **14-Apr-26**

Distance **0.25km**

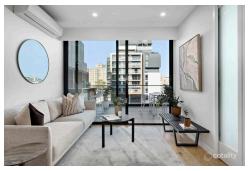


15/23 WILLIAM STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$535,000** Sold Date **29-May-26**

Distance **0.83km**



405/5 WILSON STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$540,000** Sold Date **12-May-26**

Distance **0.57km**

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

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