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 | 11 Porter Street, Prahran Vic 3181 |

## Indicative selling price

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

Range between $690,000 & $759,000

## Median sale price

Median price $520,000 Property Type Unit Suburb Prahran

Period - From 31/10/2023 to 30/10/2024 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 | 810/681 Chapel St SOUTH YARRA 3141 | $740,000 | 16/10/2024 |
| 2 | 406/13-15 Grattan St PRAHRAN 3181 | $750,000 | 24/05/2024 |
| 3 | 603/16 Porter St PRAHRAN 3181 | $745,000 | 21/05/2024 |

**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: 31/10/2024 14:56

# 11 Porter Street, Prahran Vic 3181



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$690,000 - $759,000
**Median Unit Price**
31/10/2023 - 30/10/2024: $520,000

## Comparable Properties



**810/681 Chapel St SOUTH YARRA 3141 (REI)**

2 2 1

**Price:** $740,000
**Method:** Private Sale
**Date:** 16/10/2024
**Property Type:** Apartment

Agent Comments



**406/13-15 Grattan St PRAHRAN 3181 (REI)**

2 2 1

**Price:** $750,000
**Method:** Private Sale
**Date:** 24/05/2024
**Property Type:** Apartment

Agent Comments



**603/16 Porter St PRAHRAN 3181 (REI/VG)**

2 2 1

**Price:** $745,000
**Method:** Private Sale
**Date:** 21/05/2024
**Property Type:** Apartment

Agent Comments

**Account** - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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