

# 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

111/36 Porter Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$615,000

### Median sale price

Median price \$548,750 Property Type Unit Suburb Prahran

Period - From 10/12/2023 to 09/12/2024 Source Property Data

### 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	213/47 Porter St PRAHRAN 3181	\$562,500	09/11/2024
2	708/15 Clifton St PRAHRAN 3181	\$605,000	27/09/2024
3	406/85-87 High St PRAHRAN 3181	\$595,000	05/08/2024

**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:

10/12/2024 09:45

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**Indicative Selling Price**

\$560,000 - \$615,000

**Median Unit Price**

10/12/2023 - 09/12/2024: \$548,750



2   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**213/47 Porter St PRAHRAN 3181 (REI)**

Agent Comments

2   1   1

**Price:** \$562,500

**Method:** Private Sale

**Date:** 09/11/2024

**Property Type:** Apartment



**708/15 Clifton St PRAHRAN 3181 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$605,000

**Method:** Private Sale

**Date:** 27/09/2024

**Property Type:** Apartment



**406/85-87 High St PRAHRAN 3181 (REI)**

Agent Comments

2   2   1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 05/08/2024

**Property Type:** Apartment

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