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	603/59 Porter Street, Prahran Vic 3181

Indicative selling price

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

Range between $485,000 & $525,000

Median sale price

Median price $525,000 Property Type Unit Suburb Prahran

Period - From 26/08/2024 to 25/08/2025 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	28/87 Alma Rd ST KILDA 3182	$488,000	30/07/2025
2	511/201 High St PRAHRAN 3181	$518,000	29/04/2025
3	208/32 Bray St SOUTH YARRA 3141	$499,000	04/04/2025

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: 26/08/2025 16:27

603/59 Porter Street, Prahran Vic 3181



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$485,000 - $525,000
Median Unit Price
26/08/2024 - 25/08/2025: $525,000

Comparable Properties



28/87 Alma Rd ST KILDA 3182 (REI)

2 1 1

Price: $488,000
Method: Private Sale
Date: 30/07/2025
Property Type: Apartment

Agent Comments



511/201 High St PRAHRAN 3181 (REI/VG)

2 1 1

Price: $518,000
Method: Private Sale
Date: 29/04/2025
Property Type: Apartment

Agent Comments



208/32 Bray St SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $499,000
Method: Private Sale
Date: 04/04/2025
Property Type: Apartment

Agent Comments

Account - Hodges

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