

## 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

213/8 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$137,500

&

\$152,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2024

to

30 Sep 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 307/32-34 ST EDMONDS ROAD PRAHRAN VIC 3181 | \$139,900 | 06-Aug-25 |
| 208/42 PORTER STREET PRAHRAN VIC 3181      | \$131,000 | 14-May-25 |
| 101/42 PORTER STREET PRAHRAN VIC 3181      | \$155,000 | 23-Jul-25 |

OR

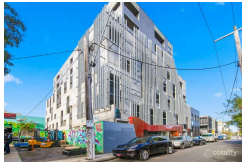
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 October 2025

**307/32-34 ST EDMONDS ROAD  
PRAHRAN VIC 3181**

1 1 -

Sold Price

**\$139,900** Sold Date **06-Aug-25**Distance **0.18km****208/42 PORTER STREET PRAHRAN  
VIC 3181**

1 1 -

Sold Price

**\$131,000** Sold Date **14-May-25**Distance **0.26km****101/42 PORTER STREET PRAHRAN  
VIC 3181**

1 1 -

Sold Price

**\$155,000** Sold Date **23-Jul-25**Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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