

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

112/42 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

or range
between

\$160,000

&

\$170,000

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

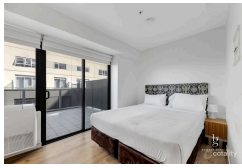
Date of sale

432/572 ST KILDA ROAD MELBOURNE VIC 3004	\$160,000	25-Aug-25
8/24-26 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$165,000	26-Nov-24
1/48-54 WELLINGTON PARADE EAST MELBOURNE VIC 3002	\$163,000	21-May-24

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: 26 October 2025



**432/572 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$160,000** Sold Date **25-Aug-25**

Distance **1.02km**



**8/24-26 LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

 1  1  1

Sold Price **\$165,000** Sold Date **26-Nov-24**

Distance **2.06km**



**1/48-54 WELLINGTON PARADE
EAST MELBOURNE VIC 3002**

 1  1  -

Sold Price **\$163,000** Sold Date **21-May-24**

Distance **3.57km**

RS = Recent sale UN = Undisclosed Sale

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