

# 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 901/58 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 \$2,650,000 & \$2,850,000

### Median sale price

Median price \$1,630,000 Property Type House Suburb Prahran

Period - From 21/04/2025 to 20/04/2026 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	71/85 Alexandra Av SOUTH YARRA 3141	\$2,620,000	17/03/2026
2	2/12a Bruce St TOORAK 3142	\$2,750,000	20/02/2026
3			

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: 21/04/2026 16:13



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  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$2,650,000 - \$2,850,000

**Median House Price**

21/04/2025 - 20/04/2026: \$1,630,000

## Comparable Properties



**71/85 Alexandra Av SOUTH YARRA 3141 (REI)**

Agent Comments

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  3

**Price:** \$2,620,000

**Method:** Expression of Interest

**Date:** 17/03/2026

**Property Type:** Apartment



**2/12a Bruce St TOORAK 3142 (VG)**

Agent Comments

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**Price:** \$2,750,000

**Method:** Sale

**Date:** 20/02/2026

**Property Type:** Strata Unit/Flat

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.

Account - Marshall White | P: 03 9822 9999



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