

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

16/42 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

\$164,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,250

Property type

Unit

Suburb

Prahran

Period-from

01 Dec 2024

to

30 Nov 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

11/42 PORTER STREET PRAHRAN VIC 3181	\$190,000	03-Nov-25
123/42 PORTER STREET PRAHRAN VIC 3181	\$180,000	27-Jun-25
309/42 PORTER STREET PRAHRAN VIC 3181	\$180,000	08-Sep-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: 16 December 2025



**11/42 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

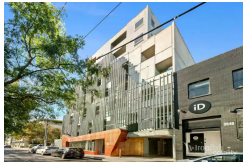
\$190,000

Sold Date **03-Nov-25**

 1  1  1

Distance

0km



**123/42 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

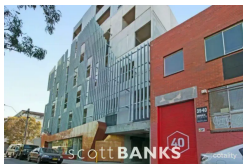
\$180,000

Sold Date **27-Jun-25**

 1  1  1

Distance

0km



**309/42 PORTER STREET
PRAHRAN VIC 3181**

Sold Price

Sold Date **08-Sep-25**

 1  1  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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