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	\$184,900	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$560,000	Prop	erty type	Unit		Suburb	Prahran
Period-from	01 Dec 2023	to	30 Nov 2024 Source			Corelogic	

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
605/42 PORTER STREET PRAHRAN VIC 3181	\$185,500	12-Jun-24
9/38 DALGETY STREET ST KILDA VIC 3182	\$189,000	25-Jun-24
41/116 INKERMAN STREET ST KILDA VIC 3182	\$185,000	25-Oct-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: 12 December 2024





Property Reports M 1300867044 E colin@forsalebyowner.com.au



605/42 PORTER STREET PRAHRAN VIC 3181

Sold Price

\$185,500 Sold Date 12-Jun-24

Okm Distance



9/38 DALGETY STREET ST KILDA VIC 3182

Sold Price

\$189,000 Sold Date 25-Jun-24

Distance 1.51km



41/116 INKERMAN STREET ST

Sold Price

\$185,000 Sold Date 25-Oct-24

Distance 1.78km

KILDA VIC 3182

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RS = Recent sale

UN = Undisclosed Sale

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