

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	421/42 Porter Street, Prahran, VIC 3181
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$169,900
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Median sale price

Median price	\$555,000	Property Type	Apartment	Suburb	Prahran (3181)
Period - From	01/10/2024	to	30/09/2025	Source	CoreLogic

Comparable property sales

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
123/42 PORTER STREET PRAHRAN VIC 3181	\$180,000	27/06/2025
309/42 PORTER STREET PRAHRAN	\$180,000	12/09/2025
310/42 PORTER STREET, PRAHRAN VIC 3181	\$180,000	30/04/2025

This Statement of Information was prepared on: 30/10/2025