

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

206/47 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Prahran

Period-from

01 Sep 2025

to

31 Aug 2026

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

214/47 PORTER STREET PRAHRAN VIC 3181	\$570,000	04-May-26
502/220 COMMERCIAL ROAD PRAHRAN VIC 3181	\$530,000	14-Apr-26
512/7 KING STREET PRAHRAN VIC 3181	\$560,000	13-Mar-26

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: 04 September 2026



214/47 PORTER STREET PRAHRAN VIC 3181

Sold Price

\$570,000

Sold Date **04-May-26**

2

1

1

Distance

0km



502/220 COMMERCIAL ROAD PRAHRAN VIC 3181

Sold Price

\$530,000

Sold Date **14-Apr-26**

2

1

1

Distance

0.27km



512/7 KING STREET PRAHRAN VIC 3181

Sold Price

\$560,000

Sold Date **13-Mar-26**

2

1

1

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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