

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

304/59 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jul 2025

to

30 Jun 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
405/5 WILSON STREET SOUTH YARRA VIC 3141	\$540,000	12-May-26
102/47 PORTER STREET PRAHRAN VIC 3181	\$590,000	26-Feb-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: 16 July 2026



**214/47 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

\$570,000

Sold Date **04-May-26**

 2  1  1

Distance **0.12km**



**405/5 WILSON STREET SOUTH
YARRA VIC 3141**

Sold Price

\$540,000

Sold Date **12-May-26**

 2  1  1

Distance **0.57km**



**102/47 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

^{RS} **\$590,000**

Sold Date **26-Feb-26**

 2  1  1

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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