

# 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

43/26 Porter Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$850,000

### Median sale price

Median price \$574,000

Property Type Unit

Suburb Prahran

Period - From 21/05/2023

to 20/05/2024

Source REIV

### 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 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
1	702/478a St Kilda Rd MELBOURNE 3004	\$880,000	23/01/2024
2	506/19 Queens Rd MELBOURNE 3004	\$868,000	26/03/2024
3	507/243 Toorak Rd SOUTH YARRA 3141	\$856,000	20/02/2024

**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 six months.~~

This Statement of Information was prepared on:

21/05/2024 12:10



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$850,000  
**Median Unit Price**  
21/05/2023 - 20/05/2024: \$574,000

## Comparable Properties



**702/478a St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 23/01/2024  
**Property Type:** Apartment



**506/19 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**

2   2   1

**Price:** \$868,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** Apartment



**507/243 Toorak Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

2   2   1

**Price:** \$856,000  
**Method:** Private Sale  
**Date:** 20/02/2024  
**Property Type:** Apartment  
**Land Size:** 94 sqm approx

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140