

## 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  
201/59 Porter Street, Prahran Vic 3181

#### Indicative selling price

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

Range between \$360,000 & \$395,000

#### Median sale price

Median price \$522,500 Property Type Unit Suburb Prahran  
Period - From 19/08/2024 to 18/08/2025 Source Property Data

#### 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	12/56 Darling St SOUTH YARRA 3141	\$375,000	13/08/2025
2	712/1 Clara St SOUTH YARRA 3141	\$350,000	05/08/2025
3	3/53 Caroline St SOUTH YARRA 3141	\$400,000	30/07/2025

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:

19/08/2025 09:16



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$360,000 - \$395,000

**Median Unit Price**

19/08/2024 - 18/08/2025: \$522,500

## Comparable Properties



**12/56 Darling St SOUTH YARRA 3141 (REI)**



Agent Comments

**Price:** \$375,000

**Method:** Private Sale

**Date:** 13/08/2025

**Property Type:** Apartment



**712/1 Clara St SOUTH YARRA 3141 (REI)**



Agent Comments

**Price:** \$350,000

**Method:** Private Sale

**Date:** 05/08/2025

**Property Type:** Apartment



**3/53 Caroline St SOUTH YARRA 3141 (REI)**



Agent Comments

**Price:** \$400,000

**Method:** Private Sale

**Date:** 30/07/2025

**Property Type:** Apartment

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