

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 502/36 Porter Street, Prahran Vic 3181

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Prahran

Period - From 01/10/2025 to 31/12/2025 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 | 304/10 Hillingdon PI PRAHRAN 3181 | \$500,000 | 12/01/2026 |
| 2 | 102/33 James St WINDSOR 3181 | \$497,500 | 11/12/2025 |
| 3 | 209/3 Victoria St WINDSOR 3181 | \$480,000 | 19/11/2025 |

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: 28/02/2026 11:33

James Burne
9520 9020
0434 288 066
jburne@bigginScott.com.au



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Property Type: Apartment

Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median Unit Price
December quarter 2025: \$560,000

Comparable Properties



304/10 Hillingdon PI PRAHRAN 3181 (VG)

Agent Comments

1 - -

Price: \$500,000
Method: Sale
Date: 12/01/2026
Property Type: Strata Unit/Flat



102/33 James St WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$497,500
Method: Private Sale
Date: 11/12/2025
Property Type: Apartment



209/3 Victoria St WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$480,000
Method: Private Sale
Date: 19/11/2025
Property Type: Apartment

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