

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 419/42 Porter Street, Prahran Vic 3181

Indicative selling price

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

Single price \$145,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Prahran

Period - From 29/04/2025

to 28/04/2026

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	112/42 Porter St PRAHRAN 3181	\$145,000	29/01/2026
2	16/42 Porter St PRAHRAN 3181	\$164,900	17/01/2026
3	14/42 Porter St PRAHRAN 3181	\$159,900	19/12/2025

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:

29/04/2026 16:16



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$145,000

Median Unit Price

29/04/2025 - 28/04/2026: \$490,000

Comparable Properties



112/42 Porter St PRAHRAN 3181 (VG)

Agent Comments

 1
  -
  -

Price: \$145,000

Method: Sale

Date: 29/01/2026

Property Type: Strata Unit/Flat



16/42 Porter St PRAHRAN 3181 (REI)

Agent Comments

 1
  1
  -

Price: \$164,900

Method: Private Sale

Date: 17/01/2026

Property Type: Apartment



14/42 Porter St PRAHRAN 3181 (VG)

Agent Comments

 1
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Price: \$159,900

Method: Sale

Date: 19/12/2025

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9874 3355