

# 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

12 Derham Street, Port Melbourne Vic 3207

### Indicative selling price

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

Range between \$900,000 & \$950,000

### Median sale price

Median price \$1,690,000 Property Type House Suburb Port Melbourne

Period - From 01/04/2022 to 31/03/2023 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	204 Albert St PORT MELBOURNE 3207	\$1,060,000	06/12/2022
2	173 Ross St PORT MELBOURNE 3207	\$975,000	25/03/2023
3	186 Ross St PORT MELBOURNE 3207	\$990,000	17/12/2022

**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:

19/04/2023 15:51



**Rooms:** 3  
**Property Type:** House  
**Land Size:**  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
Year ending March 2023: \$1,690,000

## Comparable Properties

**204 Albert St PORT MELBOURNE 3207 (REI)** Agent Comments



**Price:** \$1,060,000  
**Method:**  
**Date:** 06/12/2022  
**Property Type:** House

**173 Ross St PORT MELBOURNE 3207 (REI)** Agent Comments



**Price:** \$975,000  
**Method:**  
**Date:** 25/03/2023  
**Property Type:** House

**186 Ross St PORT MELBOURNE 3207 (REI)** Agent Comments



**Price:** \$990,000  
**Method:**  
**Date:** 17/12/2022  
**Property Type:** House