

# 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

21 Spring Street East, 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)

Single price \$1,165,000

### 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	24 Bridge St PORT MELBOURNE 3207	\$1,245,000	25/03/2023
2	73 Smith St SOUTH MELBOURNE 3205	\$1,170,000	11/02/2023
3	12 Derham St PORT MELBOURNE 3207	\$1,010,000	13/05/2023

**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:

05/06/2023 08:51



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,165,000

Median House Price

Year ending March 2023: \$1,690,000

## Comparable Properties



24 Bridge St PORT MELBOURNE 3207  
(REI/VG)

Agent Comments



Price: \$1,245,000

Method: Sold Before Auction

Date: 25/03/2023

Property Type: House (Res)

Land Size: 118 sqm approx

73 Smith St SOUTH MELBOURNE 3205  
(REI/VG)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 104 sqm approx



12 Derham St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,010,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999