

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 39 Heath Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,705,750 Property Type House Suburb Port Melbourne

Period - From 17/01/2023 to 16/01/2024 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	107 Albert St PORT MELBOURNE 3207	\$1,100,000	20/11/2023
2	19 Spring St.E PORT MELBOURNE 3207	\$1,205,000	09/12/2023
3	342 Ross St PORT MELBOURNE 3207	\$1,205,000	29/09/2023

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: 17/01/2024 17:00



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

17/01/2023 - 16/01/2024: \$1,705,750

Comparable Properties



107 Albert St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,100,000

Method: Private Sale

Date: 20/11/2023

Property Type: House

Land Size: 155 sqm approx



19 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 -

Price: \$1,205,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)



342 Ross St PORT MELBOURNE 3207 (VG)

Agent Comments

2 - -

Price: \$1,205,000

Method: Sale

Date: 29/09/2023

Property Type: House - Attached House N.E.C.

Land Size: 94 sqm approx

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700