

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 Raglan Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,975,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Port Melbourne

Period - From 01/04/2023 to 31/03/2024 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	271 Cecil St SOUTH MELBOURNE 3205	\$1,900,000	13/11/2023
2	124 Evans St PORT MELBOURNE 3207	\$1,780,000	10/02/2024
3	247 Bridport St.W ALBERT PARK 3206	\$1,715,000	18/11/2023

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: 20/04/2024 17:50



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Property Type: House (Res)

Land Size: 239 sqm approx

Agent Comments

Indicative Selling Price

\$1,975,000

Median House Price

Year ending March 2024: \$1,650,000

Comparable Properties



271 Cecil St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 1 -

Price: \$1,900,000

Method: Private Sale

Date: 13/11/2023

Property Type: House

Land Size: 190 sqm approx



124 Evans St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 2

Price: \$1,780,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 247 sqm approx



247 Bridport St.W ALBERT PARK 3206 (REI)

Agent Comments

2 1 1

Price: \$1,715,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 180 sqm approx

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