

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

209 Esplanade West Esplanade, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,875,000

 &

\$1,975,000

Median sale price

Median price

\$1,550,000

 Property Type

House

 Suburb

Port Melbourne

Period - From

01/01/2024

 to

31/12/2024

 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	79 Alfred St PORT MELBOURNE 3207	\$1,910,000	11/09/2024
2	207 Esplanade West Esp PORT MELBOURNE 3207	\$1,940,000	26/10/2024
3	1 Turville PI PORT MELBOURNE 3207	\$2,025,000	10/08/2024

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:

05/02/2025 14:46



Property Type:
Agent Comments

Indicative Selling Price
\$1,875,000 - \$1,975,000
Median House Price
Year ending December 2024: \$1,550,000

Comparable Properties

79 Alfred St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,910,000
Method:
Date: 11/09/2024
Property Type: House

207 Esplanade West Esp PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,940,000
Method:
Date: 26/10/2024
Property Type: House

1 Turville PI PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$2,025,000
Method:
Date: 10/08/2024
Property Type: House