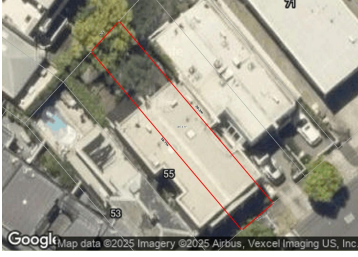


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55A ESPLANADE WEST, PORT

3 2 -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$1,500,000 to \$1,650,000**

MEDIAN SALE PRICE



PORT MELBOURNE, VIC, 3207

Suburb Median Sale Price (House)

\$1,580,000

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



43 EVANS ST, PORT MELBOURNE, VIC 3207

3 1 -

Sale Price

***\$1,836,000**

Sale Date: 22/02/2025

Distance from Property: 817m



49 STATION ST, PORT MELBOURNE, VIC 3207

3 2 2

Sale Price

****\$1,670,000**

Sale Date: 16/11/2024

Distance from Property: 629m



14 PORTVIEW SQ, PORT MELBOURNE, VIC

3 2 1

Sale Price

\$1,500,000

Sale Date: 28/10/2024

Distance from Property: 390m



This report has been compiled on 07/03/2025 by Simon Graf Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: **55A ESPLANADE WEST, PORT MELBOURNE, VIC 3207**

Indicative selling price

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

Price Range: **\$1,500,000 to \$1,650,000**

Median sale price

Median price: **\$1,580,000** Property type: **House** Suburb: **PORT MELBOURNE**
Period: **01 January 2024 to 31 December 2024** Source: **pricefinder**

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
43 EVANS ST, PORT MELBOURNE, VIC 3207	*\$1,836,000	22/02/2025
49 STATION ST, PORT MELBOURNE, VIC 3207	**\$1,670,000	16/11/2024
14 PORTVIEW SQ, PORT MELBOURNE, VIC 3207	\$1,500,000	28/10/2024

This Statement of Information was prepared on: **07/03/2025**