

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

282 Ross Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,465,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/07/2024

to

30/09/2024

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	8 Coote St SOUTH MELBOURNE 3205	\$1,630,000	28/10/2024
2	246 Moray St SOUTH MELBOURNE 3205	\$1,550,000	23/09/2024
3	44 Spring St.E PORT MELBOURNE 3207	\$1,630,000	21/09/2024

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:

19/11/2024 09:39



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

September quarter 2024: \$1,465,000

Comparable Properties



8 Coote St SOUTH MELBOURNE 3205 (REI)

Agent Comments

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Price: \$1,630,000

Method: Private Sale

Date: 28/10/2024

Property Type: House



246 Moray St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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 2

Price: \$1,550,000

Method: Private Sale

Date: 23/09/2024

Property Type: House (Res)

Land Size: 88 sqm approx



44 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments

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Price: \$1,630,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 160 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400