Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

279 Ross St, Port Melbourne Vic 3207

Indicative selling price

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

Range between	\$1,750,000	&	\$1,850,000

Median sale price

Median price	\$1,655,000	Pro	perty Type H	ouse]	Suburb	Port Melbourne
Period - From	01/01/2022	to	31/12/2022	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	217 Station St PORT MELBOURNE 3207	\$1,835,000	09/09/2022
2	313 Princes St PORT MELBOURNE 3207	\$1,821,000	25/02/2023
3	89 Cruikshank St PORT MELBOURNE 3207	\$1,815,000	29/10/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/03/2023 11:55



WHITEFOX

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> **Indicative Selling Price** \$1,750,000 - \$1,850,000 **Median House Price**

Year ending December 2022: \$1,655,000



Agent Comments



Comparable Properties

217 Station St PORT MELBOURNE 3207 (REI/VG)

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Price: \$1,835,000 Method: Private Sale Date: 09/09/2022 Property Type: House Land Size: 176 sqm approx **Agent Comments**



313 Princes St PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,821,000 Method: Auction Sale Date: 25/02/2023 Property Type: House



89 Cruikshank St PORT MELBOURNE 3207

(REI/VG) **--**3

Price: \$1,815,000 Method: Auction Sale Date: 29/10/2022

Property Type: House (Res) Land Size: 154 sqm approx

Agent Comments

Account - Whitefox Real Estate | P: 96459699





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