

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Auction & Inspection Policy

Little Real Estate is committed to reducing the spread of COVID-19. We kindly ask you to read and comply with the following policies before entering the property.

- Do not enter the property if you have a fever or flu-like symptoms.
- Please avoid physical contact, including shaking hands.
- We welcome the wearing of masks at inspections and auctions.
- Please use the hand sanitizer provided.
- Each individual person must check in with the QR Code provided by the agent.
- Please do not touch any objects or surfaces inside the property. This includes handrails, furniture, light switches etc.

IMPORTANT NOTICE: CHECK IN VIA QR CODE AND PROOF OF FULL VACCINATION STATUS REQUIRED PRIOR TO ENTRY FOR ANY ATTEMPTS OF OPEN FOR INSPECTIONS AND AUCTIONS. PLEASE INSTRUCTIONS CAN ALSO BE ARRANGED IF YOU PREFER TO VIEW OUTSIDE OF THE ADVERTISED TIME, OR YOU DO NOT WANT TO DISCLOSE YOUR VACCINATION STATUS.

© Little Real Estate agents will be conducted in accordance with Victoria State Government requirements.

11 SUNLIGHT ROAD, PORT MELBOURNE,  **4**  **3**  **2**

Indicative Selling Price

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

Price Range:

\$1,300,000 to \$1,400,000

Provided by: Serrah Stemmer, Nelson Alexander Northcote

MEDIAN SALE PRICE



PORT MELBOURNE, VIC, 3207

Suburb Median Sale Price (Unit)

\$745,000

01 July 2025 to 30 June 2026

Provided by: 

COMPARABLE PROPERTIES

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.



21 JAGO RD, PORT MELBOURNE, VIC 3207

 **4**  **3**  **2**

Sale Price

***\$1,355,000**

Sale Date: 16/07/2026

Distance from Property: 52m



This report has been compiled on 13/08/2026 by Nelson Alexander Northcote. Property Data Solutions Pty Ltd 2026 - 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

11 SUNLIGHT ROAD, PORT MELBOURNE, VIC 3207

Indicative selling price

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

Price Range:

\$1,300,000 to \$1,400,000

Median sale price

Median price

\$745,000

Property type

Unit

Suburb

PORT MELBOURNE

Period

01 July 2025 to 30 June 2026

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

21 JAGO RD, PORT MELBOURNE, VIC 3207

*\$1,355,000

16/07/2026

This Statement of Information was prepared on:

13/08/2026