

# 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

153 Cruikshank Street, Port Melbourne Vic 3207
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,550,000
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 & 

\$1,700,000
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### Median sale price

Median price 

\$1,850,000
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 Property Type 

House
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 Suburb 

Port Melbourne
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Period - From 

01/10/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	124 Evans St PORT MELBOURNE 3207	\$1,780,000	10/02/2024
2	15 Davies St PORT MELBOURNE 3207	\$1,605,000	11/11/2023
3	59 Spring St.E PORT MELBOURNE 3207	\$1,530,000	08/12/2023

**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: 

27/02/2024 11:52
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 2
  1
  1

**Property Type:** House  
**Land Size:** 200 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,550,000 - \$1,700,000  
**Median House Price**  
 December quarter 2023: \$1,850,000

## Comparable Properties



124 Evans St PORT MELBOURNE 3207 (REI) Agent Comments

 2
  1
  2

**Price:** \$1,780,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 247 sqm approx



15 Davies St PORT MELBOURNE 3207 (REI/VG) Agent Comments

 3
  2
  1

**Price:** \$1,605,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 146 sqm approx



59 Spring St.E PORT MELBOURNE 3207 (REI) Agent Comments

 3
  2
  -

**Price:** \$1,530,000  
**Method:** Private Sale  
**Date:** 08/12/2023  
**Property Type:** House

Account - Cayzer | P: 03 9699 5999