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	297 Ross Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

Median sale price

Median price	\$1,602,000	Pro	perty Type	House		Suburb	Port Melbourne
Period - From	01/10/2023	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

Add	dress of comparable property	Price	Date of sale
1	2/18 Stokes St PORT MELBOURNE 3207	\$2,151,000	26/09/2024
2	51 Farrell St PORT MELBOURNE 3207	\$2,180,000	09/08/2024
3	224 Esplanade West PORT MELBOURNE 3207	\$2,000,000	22/06/2024

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.

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Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending September 2024: \$1,602,000



Property Type: House **Agent Comments**

Comparable Properties



2/18 Stokes St PORT MELBOURNE 3207 (REI/VG)

Price: \$2,151,000 Method: Private Sale Date: 26/09/2024

Property Type: Apartment

Agent Comments



51 Farrell St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

Price: \$2,180,000 Method: Private Sale Date: 09/08/2024

Property Type: House (Res) Land Size: 139 sqm approx



224 Esplanade West PORT MELBOURNE 3207 (REI/VG) Agent Comments

Price: \$2,000,000 Method: Auction Sale Date: 22/06/2024

Property Type: House (Res) Land Size: 231 sqm approx

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





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