

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

297 Ross Street, Port Melbourne Vic 3207

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

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/11/2024 16:52



4 3

Property Type: House

Agent Comments

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

Comparable Properties



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

Agent Comments

4 3 2

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



51 Farrell St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 3 1

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

3 2 1

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