

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 89 Station Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,950,000 & \$2,050,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Port Melbourne

Period - From 01/07/2023 to 30/06/2024 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	199 Albert St PORT MELBOURNE 3207	\$2,230,000	18/05/2024
2	135 Station St PORT MELBOURNE 3207	\$2,000,000	03/07/2024
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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.

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Rooms: 5
Property Type: House
Land Size: 155 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,050,000
Median House Price
Year ending June 2024: \$1,620,000

Comparable Properties

199 Albert St PORT MELBOURNE 3207 (REI) **Agent Comments**

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Price: \$2,230,000
Method:
Date: 18/05/2024
Property Type: House

135 Station St PORT MELBOURNE 3207 (REI) **Agent Comments**

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Price: \$2,000,000
Method:
Date: 03/07/2024
Property Type: House

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.

Account - Marshall White | P: 03 9822 9999