

# 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

18 Prohasky 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 

\$1,750,000
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 & 

\$1,925,000
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### Median sale price

Median price 

\$1,690,000
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 Property Type 

House
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 Suburb 

Port Melbourne
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Period - From 

01/04/2022
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 to 

31/03/2023
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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	7 The Crescent PORT MELBOURNE 3207	\$1,950,000	11/05/2023
2	20 Prohasky St PORT MELBOURNE 3207	\$1,950,000	05/12/2022
3			

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: 

17/05/2023 14:33
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3   -  

**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 7468 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,750,000 - \$1,925,000  
**Median House Price**  
Year ending March 2023: \$1,690,000

## Comparable Properties



**7 The Crescent PORT MELBOURNE 3207 (REI)** [Agent Comments](#)

3   2   2

**Price:** \$1,950,000  
**Method:** Sold Before Auction  
**Date:** 11/05/2023  
**Property Type:** House (Res)



**20 Prohasky St PORT MELBOURNE 3207 (REI/VG)** [Agent Comments](#)

3   2   2

**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 05/12/2022  
**Property Type:** Townhouse (Res)

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.