

# 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

256 Ross Street, Port Melbourne Vic 3207

### Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,655,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/01/2022

to

31/12/2022

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	217 Station St PORT MELBOURNE 3207	\$1,835,000	09/09/2022
2	313 Princes St PORT MELBOURNE 3207	\$1,821,000	25/02/2023
3	109 Liardet St PORT MELBOURNE 3207	\$1,705,000	17/09/2022

**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:

07/03/2023 17:07



**Property Type:** House (Res)

**Land Size:** 126 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

Year ending December 2022: \$1,655,000

## Comparable Properties



**217 Station St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



**Price:** \$1,835,000

**Method:** Private Sale

**Date:** 09/09/2022

**Property Type:** House

**Land Size:** 176 sqm approx



**313 Princes St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$1,821,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** House



**109 Liardet St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



**Price:** \$1,705,000

**Method:** Auction Sale

**Date:** 17/09/2022

**Property Type:** House (Res)

**Land Size:** 189 sqm approx

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