Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 183 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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

Aut	areas or comparable property	1 1100	Date of Sale
1	14 Portview Sq PORT MELBOURNE 3207	\$1,500,000	28/11/2024
2	20/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,390,000	18/10/2024
3	6/343 Williamstown Rd PORT MELBOURNE 3207	\$1,430,000	01/08/2024

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:	03/12/2024 16:10



Date of sale







Property Type: House Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending September 2024: \$1,602,000

Comparable Properties



14 Portview Sq PORT MELBOURNE 3207 (REI)

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Price: \$1,500,000

Method: Sold Before Auction

Date: 28/11/2024

Property Type: House (Res)

Agent Comments



20/97-101 Cruikshank St PORT MELBOURNE 3207 (REI) Agent Comments

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Price: \$1,390,000 Method: Private Sale Date: 18/10/2024 Property Type: House



6/343 Williamstown Rd PORT MELBOURNE 3207

(REI/VG)

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Agent Comments

Price: \$1,430,000 Method: Private Sale Date: 01/08/2024 Property Type: House

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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