

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

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

 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	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



3 2 1

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)

Agent Comments

3 2 1

Price: \$1,500,000

Method: Sold Before Auction

Date: 28/11/2024

Property Type: House (Res)



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

3 2 2

Price: \$1,390,000

Method: Private Sale

Date: 18/10/2024

Property Type: House



6/343 Williamstown Rd PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,430,000

Method: Private Sale

Date: 01/08/2024

Property Type: House

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