

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 45 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Port Melbourne

Period - From 29/01/2024 to 28/01/2025 Source Property Data

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	5/3 Faussett St ALBERT PARK 3206	\$2,000,000	21/11/2024
2	29 Moubray St ALBERT PARK 3206	\$2,000,000	16/11/2024
3	13 Foote St ALBERT PARK 3206	\$1,945,000	31/10/2024

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: 29/01/2025 14:45



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

29/01/2024 - 28/01/2025: \$1,550,000

Comparable Properties



5/3 Faussett St ALBERT PARK 3206 (REI)

Agent Comments

2 2 2

Price: \$2,000,000

Method: Private Sale

Date: 21/11/2024

Property Type: Unit



29 Moubray St ALBERT PARK 3206 (REI)

Agent Comments

1 1 -

Price: \$2,000,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)



13 Foote St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 2 1

Price: \$1,945,000

Method: Private Sale

Date: 31/10/2024

Property Type: House

Land Size: 180 sqm approx

Account - Cayzer | P: 03 9699 5999



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