

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

174 Station Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,850,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2023 to 31/12/2023 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	15 Davies St PORT MELBOURNE 3207	\$1,605,000	11/11/2023
2	87 Evans St PORT MELBOURNE 3207	\$1,580,000	22/09/2023
3	8 Portview Sq PORT MELBOURNE 3207	\$1,550,000	10/02/2024

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:

22/02/2024 14:21



Property Type: House (Res)

Land Size: 103 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2023: \$1,850,000

Comparable Properties



15 Davies St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,605,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 146 sqm approx



87 Evans St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,580,000

Method: Private Sale

Date: 22/09/2023

Property Type: House

Land Size: 99 sqm approx



8 Portview Sq PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

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