

# 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 36 Garton 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 \$1,025,000 & \$1,100,000

### Median sale price

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

Period - From 01/01/2024 to 31/12/2024 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	187 Stokes St PORT MELBOURNE 3207	\$1,075,000	09/11/2024
2	102 Cobden St SOUTH MELBOURNE 3205	\$1,150,000	17/01/2025
3			

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: 13/03/2025 16:20

36 Garton Street, Port Melbourne Vic 3207

Jon Kett

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**Property Type:** House  
**Land Size:** 187 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,025,000 - \$1,100,000

**Median House Price**

Year ending December 2024: \$1,550,000

## Comparable Properties



**187 Stokes St PORT MELBOURNE 3207 (REI/VG)**

[Agent Comments](#)

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**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 131 sqm approx



**102 Cobden St SOUTH MELBOURNE 3205 (REI/VG)**

[Agent Comments](#)

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**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 17/01/2025  
**Property Type:** House  
**Land Size:** 113 sqm approx

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.

**Account - Chisholm & Gamon** | P: 03 9646 4444 | F: 03 9646 3311



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