

# 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

238 Ross 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Port Melbourne

Period - From

01/07/2023

to

30/06/2024

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	332 Bay St PORT MELBOURNE 3207	\$1,000,000	26/07/2024
2	427 Bay St PORT MELBOURNE 3207	\$1,008,600	13/07/2024
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:

23/09/2024 14:06

238 Ross Street, Port Melbourne Vic 3207

Jon Kett

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**Property Type:** House  
**Land Size:** 120 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending June 2024: \$1,620,000

## Comparable Properties



**332 Bay St PORT MELBOURNE 3207 (REI/VG)** Agent Comments



**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 26/07/2024  
**Property Type:** House (Res)  
**Land Size:** 125 sqm approx



**427 Bay St PORT MELBOURNE 3207 (REI/VG)** Agent Comments



**Price:** \$1,008,600  
**Method:** Auction Sale  
**Date:** 13/07/2024  
**Property Type:** House (Res)  
**Land Size:** 100 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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