

# 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 51 Farrell 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)

Single price  or range between \$2,150,000 & \$2,350,000

### Median sale price

Median price \$1,775,000 Property type House Suburb Port Melbourne  
Period - From 13/03/2023 to 12/03/2024 Source pdol

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 317 Nott St, Port Melbourne Vic	2,250,000	18/12/2023
2 5 Barkly Av, PORT MELBOURNE Vic	2,050,000	26/09/2023
3 92a Nott St, Port Melbourne Vic	2,260,000	28/10/2023

This Statement of Information was prepared on: 13/03/2024

