

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 85 Dunstan Parade, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	356 Howe Pde PORT MELBOURNE 3207	\$1,400,000	26/08/2024
2	12 Enterprise Av PORT MELBOURNE 3207	\$1,352,000	16/03/2024
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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: 29/08/2024 14:22



Property Type: House
Land Size: 345 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending June 2024: \$1,620,000

Comparable Properties



356 Howe Pde PORT MELBOURNE 3207 (REI) Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 26/08/2024
Property Type: House
Land Size: 345 sqm approx



12 Enterprise Av PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,352,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 400 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.