

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

229 Princes Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,525,000 Property Type House Suburb Port Melbourne

Period - From 04/03/2024 to 03/03/2025 Source Property Data

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 | 235 Esplanade East PORT MELBOURNE 3207 | \$1,280,000 | 14/12/2024 |
| 2 | 128 Evans St PORT MELBOURNE 3207 | \$1,275,000 | 30/11/2024 |
| 3 | 20 Spring St.E PORT MELBOURNE 3207 | \$1,270,000 | 11/11/2024 |

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:

04/03/2025 13:45



 2
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Property Type: House (Res)

Land Size: 130 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

04/03/2024 - 03/03/2025: \$1,525,000

Comparable Properties



235 Esplanade East PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,280,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 130 sqm approx



128 Evans St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,275,000

Method: Sold Before Auction

Date: 30/11/2024

Property Type: House (Res)

Land Size: 126 sqm approx



20 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments

 2
  1
  -

Price: \$1,270,000

Method: Private Sale

Date: 11/11/2024

Property Type: House

Account - Jellis Craig | P: 03 8644 5500



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