

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

25 Heath Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,775,000

Property Type House

Suburb Port Melbourne

Period - From 01/01/2023

to 31/12/2023

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	124 Evans St PORT MELBOURNE 3207	\$1,780,000	10/02/2024
2	71 Heath St PORT MELBOURNE 3207	\$1,772,000	19/02/2024
3	6 Swallow St PORT MELBOURNE 3207	\$1,700,000	10/09/2023

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:

23/02/2024 16:31



 3
  1
  1

Property Type: House
Land Size: 273 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 Year ending December 2023: \$1,775,000

Comparable Properties



124 Evans St PORT MELBOURNE 3207 (REI) Agent Comments

 2
  1
  2

Price: \$1,780,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 247 sqm approx



71 Heath St PORT MELBOURNE 3207 (REI) Agent Comments

 3
  -
  -

Price: \$1,772,000
Method: Private Sale
Date: 19/02/2024
Property Type: House (Res)



6 Swallow St PORT MELBOURNE 3207 (REI/VG) Agent Comments

 2
  2
  2

Price: \$1,700,000
Method: Private Sale
Date: 10/09/2023
Property Type: House
Land Size: 227 sqm approx

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