

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 268 Bridge Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,705,750 Property Type House Suburb Port Melbourne

Period - From 22/02/2023 to 21/02/2024 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	389 Park St SOUTH MELBOURNE 3205	\$1,030,000	28/10/2023
2	249 Princes St PORT MELBOURNE 3207	\$1,030,000	30/08/2023
3	227 York St SOUTH MELBOURNE 3205	\$975,000	20/09/2023

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: 22/02/2024 16:40



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Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
22/02/2023 - 21/02/2024: \$1,705,750

Comparable Properties



389 Park St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments



Price: \$1,030,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 120 sqm approx



249 Princes St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$1,030,000
Method: Sold Before Auction
Date: 30/08/2023
Property Type: House (Res)
Land Size: 97 sqm approx



227 York St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments



Price: \$975,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 110 sqm approx

Account - Marshall White | P: 03 9822 9999



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