Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	39 Raglan Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,850,000	&	\$1,950,000
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Median sale price

Median price	\$1,850,000	Pro	perty Type H	ouse]	Suburb	Port Melbourne
Period - From	01/10/2023	to	31/12/2023	So	ource	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

	aress of comparable property	1 1100	Date of Sale
1	135 Spring St.W PORT MELBOURNE 3207	\$2,100,000	06/10/2023
2	271 Cecil St SOUTH MELBOURNE 3205	\$1,900,000	13/11/2023
3	124 Evans St PORT MELBOURNE 3207	\$1,780,000	10/02/2024

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:	20/03/2024 15:03



Date of sale











Property Type: House (Res) Land Size: 239 sqm approx

Agent Comments

Indicative Selling Price \$1,850,000 - \$1,950,000 **Median House Price**

December guarter 2023: \$1,850,000

Comparable Properties



135 Spring St.W PORT MELBOURNE 3207

(REI)

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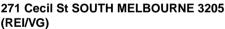
Price: \$2,100,000

Method: Sold Before Auction

Date: 06/10/2023

Property Type: House (Res) Land Size: 304 sqm approx

Agent Comments









Price: \$1.900.000 Method: Private Sale Date: 13/11/2023 Property Type: House Land Size: 190 sqm approx **Agent Comments**



124 Evans St PORT MELBOURNE 3207 (REI)





Price: \$1,780,000 Method: Auction Sale Date: 10/02/2024

Property Type: House (Res) Land Size: 247 sqm approx **Agent Comments**

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