

# 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

235 Esplanade East, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$1,465,000 Property Type House Suburb Port Melbourne

Period - From 01/07/2024 to 30/09/2024 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	19 Raglan St PORT MELBOURNE 3207	\$970,000	17/07/2024
2	273 Esplanade East PORT MELBOURNE 3207	\$900,000	21/08/2024
3	23 Bridge St PORT MELBOURNE 3207	\$825,000	20/08/2024

**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: 14/11/2024 14:48



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median House Price**  
September quarter 2024: \$1,465,000

## Comparable Properties

**19 Raglan St PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$970,000  
**Method:**  
**Date:** 17/07/2024  
**Property Type:** House



**273 Esplanade East PORT MELBOURNE 3207 (REI)**

Agent Comments



**Price:** \$900,000  
**Method:** Sold Before Auction  
**Date:** 21/08/2024  
**Property Type:** House



**23 Bridge St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments



**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 20/08/2024  
**Property Type:** House  
**Land Size:** 95 sqm approx

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