

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

15 Legon Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$2,000,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Port Melbourne

Period - From 01/04/2023

to 31/03/2024

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	37 Cruikshank St PORT MELBOURNE 3207	\$2,000,000	09/03/2024
2	9 Legon St PORT MELBOURNE 3207	\$1,920,000	21/10/2023
3			

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:

28/04/2024 20:24



3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,000,000

Median House Price

Year ending March 2024: \$1,650,000

Comparable Properties



37 Cruikshank St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$2,000,000

Method: Sold Before Auction

Date: 09/03/2024

Property Type: House (Res)



9 Legon St PORT MELBOURNE 3207 (REI/VG) Agent Comments

3 2 1

Price: \$1,920,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 139 sqm approx

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.

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