

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

51 Farrell Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,975,000 & \$2,150,000

Median sale price

Median price \$1,850,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2023 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	92a Nott St PORT MELBOURNE 3207	\$2,260,000	28/10/2023
2	317 Nott St PORT MELBOURNE 3207	\$2,250,000	18/12/2023
3	5 Barkly Av PORT MELBOURNE 3207	\$2,050,000	26/09/2023

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:

21/02/2024 10:19



3 3 1

Property Type: House

Agent Comments

Indicative Selling Price
\$1,975,000 - \$2,150,000
Median House Price
December quarter 2023: \$1,850,000

Comparable Properties



92a Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

4 3 1

Price: \$2,260,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)



317 Nott St PORT MELBOURNE 3207 (REI)

Agent Comments

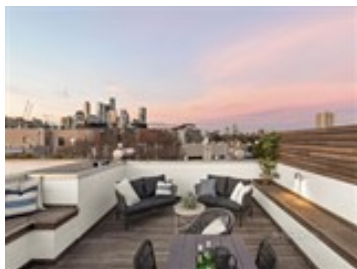
3 2 -

Price: \$2,250,000

Method: Private Sale

Date: 18/12/2023

Property Type: House (Res)



5 Barkly Av PORT MELBOURNE 3207 (REI/VG)

Agent Comments

4 3 2

Price: \$2,050,000

Method: Private Sale

Date: 26/09/2023

Property Type: House

Land Size: 107 sqm approx

Account - Marshall White | P: 03 9822 9999