

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

256 Ross Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price \$1,875,000

Median sale price

Median price \$1,655,000

Property Type House

Suburb Port Melbourne

Period - From 01/01/2022

to 31/12/2022

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	4 Faussett St ALBERT PARK 3206	\$2,000,000	04/03/2023
2	172 Nott St PORT MELBOURNE 3207	\$1,920,000	12/12/2022
3	313 Princes St PORT MELBOURNE 3207	\$1,821,000	25/02/2023

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:

27/03/2023 16:47



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,875,000

Median House Price

Year ending December 2022: \$1,655,000

Comparable Properties



4 Faussett St ALBERT PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$2,000,000

Method: Private Sale

Date: 04/03/2023

Property Type: House



172 Nott St PORT MELBOURNE 3207 (REI/VG) Agent Comments

3 2 -

Price: \$1,920,000

Method: Private Sale

Date: 12/12/2022

Property Type: House

Land Size: 175 sqm approx



313 Princes St PORT MELBOURNE 3207 (REI) Agent Comments

3 2 1

Price: \$1,821,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393