

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 4/61 Derham Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	9 Capistrano PI PORT MELBOURNE 3207	\$1,250,000	20/07/2024
2	16/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,100,000	30/05/2024
3	3/100 Stokes St PORT MELBOURNE 3207	\$1,237,000	18/09/2024

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: 07/11/2024 16:06



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000

Median House Price
September quarter 2024: \$1,465,000

Comparable Properties



9 Capistrano PI PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 2

Price: \$1,250,000
Method:
Date: 20/07/2024
Property Type: Unit



16/97-101 Cruikshank St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$1,100,000
Method:
Date: 30/05/2024
Property Type: Unit



3/100 Stokes St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$1,237,000
Method: Sold Before Auction
Date: 18/09/2024
Property Type: Townhouse (Res)

Account - Cayzer | P: 03 9646 0812



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