

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 Bridge 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 or range between &

Median sale price

Median price \$1,602,000 Property type House Suburb Port Melbourne
Period - From 19/04/2024 to 18/10/2024 Source pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	77 Bridge St, Port Melbourne Vic	\$1,800,000	18/05/2024
2	313 Princes St, Port Melbourne Vic	\$1,960,000	31/08/2024
3	168 Nott St, Port Melbourne Vic	\$1,700,000	31/05/2024

This Statement of Information was prepared on: 19/10/2024

