

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

38 Albert Street, Port Melbourne Vic 3207

Indicative selling price

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

Single price

\$1,450,000

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	97 Pickles St PORT MELBOURNE 3207	\$1,455,000	21/10/2023
2	192 Heath St PORT MELBOURNE 3207	\$1,380,000	21/10/2023
3	334 Ross St PORT MELBOURNE 3207	\$1,320,000	27/01/2024

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:

02/03/2024 11:39



2 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,450,000

Median House Price
December quarter 2023: \$1,850,000

Comparable Properties

97 Pickles St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 1 1

Price: \$1,455,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 295 sqm approx



192 Heath St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2 1 -

Price: \$1,380,000
Method: Private Sale
Date: 21/10/2023
Property Type: House
Land Size: 150 sqm approx



334 Ross St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$1,320,000
Method: Sold Before Auction
Date: 27/01/2024
Property Type: House (Res)
Land Size: 122 sqm approx

Account - Marshall White | P: 03 9822 9999