

# 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 Garton Street, Port Melbourne Vic 3207

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### 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	26 Little Boundary St SOUTH MELBOURNE 3205	\$1,380,000	19/10/2024
2	190 Station St PORT MELBOURNE 3207	\$1,320,000	20/08/2024
3	38 Albert St PORT MELBOURNE 3207	\$1,300,000	08/05/2024

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 10:24



Rooms: 4

Property Type: House

Land Size: 182.943 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2024: \$1,465,000

## Comparable Properties



26 Little Boundary St SOUTH MELBOURNE  
3205 (REI)

Agent Comments



Price: \$1,380,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)



190 Station St PORT MELBOURNE 3207 (VG)

Agent Comments



Price: \$1,320,000

Method: Sale

Date: 20/08/2024

Property Type: House - Attached House N.E.C.

Land Size: 109 sqm approx



38 Albert St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 08/05/2024

Property Type: House

Land Size: 177 sqm approx

Account - Cayzer | P: 03 9699 5999



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