

# 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 11/103A Stokes 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)

Single price  or range between \$1,780,000 & \$1,850,000

### Median sale price

Median price \$1,650,000 Property type House Suburb Port Melbourne

Period - From 20/10/2022 to 19/10/2023 Source pdol

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six 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	16 Lalor St, Port Melbourne Vic	1,800,000	14/07/2023
2	81 Bridge St, Port Melbourne Vic	1,845,000	03/06/2023
3	7/ 10 Boundary St, South Melbourne Vic	1,752,000	13/05/2023

This Statement of Information was prepared on: 20/10/2023

