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

114 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,200,000				
Median sale price									
Median price	\$1,838,000	Pro	Property Type Hou		ıse		Suburb	Port Melbourne	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	114 Graham St PORT MELBOURNE 3207	\$1,925,000	29/03/2025
2	194 Esplanade East PORT MELBOURNE 3207	\$2,270,000	16/03/2025
3	352 Park St SOUTH MELBOURNE 3205	\$2,320,000	21/01/2025

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:

05/05/2025 16:43







Property Type: House Land Size: 294 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price March quarter 2025: \$1,838,000

Comparable Properties

114 Graham St PORT MELBOURNE 3207 (REI) 1 1 Price: \$1,925,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res) Land Size: 237 sqm approx	Agent Comments
194 Esplanade East PORT MELBOURNE 3207 (REI) 1 1 Price: \$2,270,000 Method: Private Sale Date: 16/03/2025 Property Type: House	Agent Comments
352 Park St SOUTH MELBOURNE 3205 (REI/VG) → 3 → 2 → 1 Price: \$2,320,000 Method: Private Sale Date: 21/01/2025 Property Type: House Land Size: 169 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 8644 5500



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