

# 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

14 Prohasky 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

\$1,800,000

### 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	401/55 Bay St PORT MELBOURNE 3207	\$1,900,000	30/11/2023
2	5 Strathaird Mews PORT MELBOURNE 3207	\$1,850,000	11/11/2023
3	18 Morley St PORT MELBOURNE 3207	\$1,815,000	09/12/2023

**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:

19/01/2024 12:11



3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,800,000

Median House Price

December quarter 2023: \$1,850,000

## Comparable Properties



401/55 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 2

Price: \$1,900,000

Method: Private Sale

Date: 30/11/2023

Property Type: Apartment

Land Size: 235 sqm approx



5 Strathaird Mews PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)



18 Morley St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 2

Price: \$1,815,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 180 sqm approx