

# 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

17 Australis Circuit, 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,711,500 Property Type House Suburb Port Melbourne

Period - From 16/01/2023 to 15/01/2024 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	71 The Crescent PORT MELBOURNE 3207	\$2,450,000	20/10/2023
2	69 The Crescent PORT MELBOURNE 3207	\$2,491,000	02/09/2023
3			

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: 16/01/2024 16:39



4 2 2

**Property Type:** House (Previously Occupied - Detached)  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
16/01/2023 - 15/01/2024: \$1,711,500

## Comparable Properties



**71 The Crescent PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,450,000  
**Method:** Sold Before Auction  
**Date:** 20/10/2023  
**Property Type:** House (Res)  
**Land Size:** 263 sqm approx



**69 The Crescent PORT MELBOURNE 3207 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,491,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 262 sqm approx

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.

**Account - Biggin & Scott** | P: 8671 3777 | F: 8671 3700



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