

# 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 Heath 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 \$1,650,000 Property Type House Suburb Port Melbourne

Period - From 01/10/2022 to 30/09/2023 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	142 Napier St SOUTH MELBOURNE 3205	\$1,490,000	08/07/2023
2	26 Brooke St ALBERT PARK 3206	\$1,405,000	08/06/2023
3	192 Heath St PORT MELBOURNE 3207	\$1,380,000	21/10/2023

**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: 24/10/2023 12:18



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**Property Type:** House  
**Land Size:** 125 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 Year ending September 2023: \$1,650,000

## Comparable Properties



142 Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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**Price:** \$1,490,000  
**Method:** Auction Sale  
**Date:** 08/07/2023  
**Property Type:** House (Res)



26 Brooke St ALBERT PARK 3206 (REI/VG)

Agent Comments

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**Price:** \$1,405,000  
**Method:** Private Sale  
**Date:** 08/06/2023  
**Property Type:** House (Res)  
**Land Size:** 91 sqm approx



192 Heath St PORT MELBOURNE 3207 (REI)

Agent Comments

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**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 21/10/2023  
**Property Type:** House

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