

# 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

18 Morley Street, Port Melbourne Vic 3207
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,700,000
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 & 

\$1,800,000
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### Median sale price

Median price 

\$1,578,000
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 Property Type 

House
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 Suburb 

Port Melbourne
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Period - From 

01/07/2023
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 to 

30/09/2023
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 Source 

REIV
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### 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	21 Mariposa PI PORT MELBOURNE 3207	\$1,775,000	17/05/2023
2	5 Strathaird Mews PORT MELBOURNE 3207	\$1,850,000	11/11/2023
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: 

16/11/2023 15:53
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3   2   1

**Property Type:** Other  
(Commercial)  
**Land Size:** 179.874 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
September quarter 2023: \$1,578,000

## Comparable Properties



**21 Mariposa PI PORT MELBOURNE 3207**  
(REI/VG)

Agent Comments

3   2   1

**Price:** \$1,775,000  
**Method:** Private Sale  
**Date:** 17/05/2023  
**Property Type:** House (Res)  
**Land Size:** 197 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)

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.