

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

180 Heath Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Port Melbourne

Period - From 15/08/2022 to 14/08/2023 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	77 Spring St.E PORT MELBOURNE 3207	\$2,550,000	27/05/2023
2	120 Station St PORT MELBOURNE 3207	\$2,400,000	05/07/2023
3	135 Bridge St PORT MELBOURNE 3207	\$2,100,000	27/05/2023

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: 15/08/2023 15:24

180 Heath Street, Port Melbourne Vic 3207



 4  1  2

Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
15/08/2022 - 14/08/2023: \$1,625,000

Comparable Properties



77 Spring St PORT MELBOURNE 3207 (REI) Agent Comments

 3  2  2

Price: \$2,550,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 375 sqm approx



120 Station St PORT MELBOURNE 3207 (REI) Agent Comments

 3  1  1

Price: \$2,400,000
Method: Private Sale
Date: 05/07/2023
Property Type: House (Res)



135 Bridge St PORT MELBOURNE 3207 (REI) Agent Comments

 4  2  2

Price: \$2,100,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 251 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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