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

266 Williamstown Road, Port Melbourne Vic 3207

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,838,000	Pro	operty Type	Ηοι	ise		Suburb	Port Melbourne
Period - From	01/01/2025	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	282 Williamstown Rd PORT MELBOURNE 3207	\$1,220,000	22/02/2025
2			
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:

21/05/2025 11:21







Property Type: House Land Size: 298 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2025: \$1,838,000

Comparable Properties



282 Williamstown Rd PORT MELBOURNE 3207 (REI) Agent Comments Price: \$1,220,000 Method: Auction Sale

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.

Date: 22/02/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 8644 5500





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