

# 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 27 Edwards Avenue, 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)

Single price  or range between \$1,850,000 & \$1,950,000

### Median sale price

Median price \$1,650,000 Property type House Suburb Port Melbourne

Period - From 27/10/2022 to 26/10/2023 Source pdol

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 28 Beacon Rd, Port Melbourne Vic	1,885,000	07/10/2023
2 44 Edwards Av, Port Melbourne Vic	2,200,000	16/06/2023
3		

This Statement of Information was prepared on: 27/10/2023

