

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

29 Ross Street, Port Melbourne Vic 3207

Indicative selling price

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

Range between \$1,500,000 & \$1,550,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	15 Davies St PORT MELBOURNE 3207	\$1,605,000	11/11/2023
2	59 Spring St.E PORT MELBOURNE 3207	\$1,530,000	08/12/2023
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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:

01/05/2024 09:49



Property Type: House - Terrace

Land Size: 136 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,550,000

Median House Price

Year ending March 2024: \$1,650,000

Comparable Properties



15 Davies St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,605,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 146 sqm approx



59 Spring St.E PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,530,000

Method: Private Sale

Date: 08/12/2023

Property Type: House

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.

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393